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31st ANNUAL REPORT

MARCH 31st, 1985

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ONTARIO FOOD TERMINAL BOARD



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CARROTS ARE TOPS for a laughing Waslow Tuczaski who arrives early at the Ontario Food Terminal with a load of beautiful carrots in each arm.

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

July 29, 1985

The Honourable Jack Riddell
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario



Dear Sir:

I am pleased to submit the thirty-first annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1985.

The financial statements on the following pages show the results of the year under review compared to the previous fiscal year end, March 31, 1984. Operating revenue for the year ended March 31, 1985 amounted to \$3,337,014 while expenditures totalled \$3,186,858, providing an operating surplus of \$150,156. The interest income from the sinking fund in the year amounted to \$430,802 compared to last years interest income of \$322,906. The net income for the year ended March 31, 1985 was \$580,958 as compared to \$50,929 in 1984.

The operating surplus of \$150,156 has been achieved mainly due to the restructuring of the basis of determining rentals for the wholesale units under the new leases which require wholesalers to pay the full costs of operation each year.

The Board has continued with the Terminal redevelopment projects during the year. The renovation of the cold storage facility and the warehouse units beneath the cold storage commenced in June of 1984 and were basically completed as at March 31, 1985. The Board now operates one of the finest cold storage facilities in the country having computer control of the temperatures and humidity in each individual room.

The Board looks forward to continuing the redevelopment of the Terminal with plans to complete the deck over the uncovered portion of the Farmers' Market, provide further buyers assembly and loading facilities and additional wholesale warehouse units.

Yours truly,

D.E. Williams
Chairman of the Board

STATEMENT OF OPERATIONS (.000's)

Year ended March 31, 1985	1985	1984
REVENUE	\$	\$
Rents	2,069,421	1,008,449
Entrance fees	445,216	402,935
Cold storage	390,190	463,074
Interest earned – sinking fund (note 3)	310,237	310,237
Realty taxes recovered (note 6)	70,614	361,047
Services (note 6)	43,713	98,127
Interest income – other	3,236	735
Other	4,387	10,129
	<u>3,337,014</u>	<u>2,654,733</u>
EXPENDITURE		
Salaries and wages	828,464	851,802
Realty and business taxes	621,933	607,451
Amortization and depreciation (note 1)	519,459	476,064
Interest expense – debentures (note 2)	175,000	175,000
Waste removal	138,270	109,602
Electric power and water	133,901	133,074
Security	131,588	—
Employee benefits	122,773	118,947
Fuel	109,618	100,206
Repairs and maintenance	96,786	74,572
Operating supplies and expenses	87,390	80,562
Interest expense – demand loans (note 4)	79,481	13,275
Legal services	56,564	76,762
Office expenses	31,836	43,158
Board members' fees and expenses	23,332	32,548
Insurance	18,932	23,198
Bad debts	9,385	7,884
Miscellaneous	2,146	2,605
	<u>3,186,858</u>	<u>2,926,710</u>
Operating income (loss)	150,156	(271,977)
Additional interest income		
Interest earned – sinking fund (note 3)	430,802	317,794
– terminal development fund	—	5,112
Net income for the year	<u>580,958</u>	<u>50,929</u>

BALANCE SHEET

March 31, 1985

ASSETS

	1985 \$	1984 \$
Current		
Cash and short term deposits	20,471	—
Marketable securities, at cost	—	49,906
Accounts receivable	143,460	124,328
Prepaid expenses	34,108	30,390
Sinking fund (note 3)	<u>4,859,314</u>	<u>—</u>
	<u>5,057,353</u>	<u>204,624</u>
Fixed — at cost less accumulated depreciation and amortization (note 1)	5,782,756	3,965,826
Sinking fund (note 3)	<u>—</u>	<u>4,118,275</u>
	<u>10,840,109</u>	<u>8,288,725</u>

LIABILITIES AND RETAINED EARNINGS

	1985 \$	1984 \$
Current		
Bank overdraft	—	23,374
Demand loans (note 4)	2,013,000	220,000
Accounts payable and accrued liabilities	170,014	189,240
Accrued interest on debentures payable	58,333	58,333
Deferred revenue (note 5)	111,824	95,942
Holdbacks payable	204,144	—
Debentures due within one year (note 2)	<u>5,000,000</u>	<u>—</u>
	<u>7,557,315</u>	<u>586,889</u>
Debentures payable (note 2)	<u>—</u>	<u>5,000,000</u>
Retained earnings	<u>3,282,794</u>	<u>2,701,836</u>

Statement of Retained Earnings for the year ended March 31, 1985

	1985	1984
	\$	\$
Retained earnings, beginning of year	2,701,836	2,650,907
Net income for the year	<u>580,958</u>	<u>50,929</u>
Retained earnings, end of year	<u><u>3,282,794</u></u>	<u><u>2,701,836</u></u>

Statement of Changes in Financial Position for the year ended March 31, 1985

	1985	1984
	\$	\$
Source of working capital:		
Net income for the year	580,958	50,929
Add (deduct) items not affecting working capital –		
Depreciation and amortization	519,459	476,064
Interest – sinking fund	(741,039)	(628,031)
– Terminal Development Fund	<u>—</u>	<u>(5,112)</u>
Provided (utilized) from operations	359,378	(106,150)
Reclassification of sinking fund for retirement of long term debt	4,859,314	—
Reallocation of Terminal Development Fund marketable securities to the general accounts	<u>—</u>	<u>49,906</u>
	5,218,692	(56,244)
Use of working capital:		
Additions to fixed assets, net of Terminal Development Funding	2,336,389	247,466
Debentures due within one year	<u>5,000,000</u>	<u>—</u>
Decrease in working capital	2,117,697	303,710
Working capital deficiency, beginning of year	<u><u>382,265</u></u>	<u><u>78,555</u></u>

Notes to Financial Statements

March 31, 1985

1. SIGNIFICANT ACCOUNTING POLICY

(a) Fixed assets, depreciation and amortization

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers. All of these leases are classified as operating leases and revenue from these leases is classified as Rents on the Statement of Operations.

Details of fixed assets at March 31 are as follows:

	1985		1984	
	Cost	Accumulated Depreciation and Amortization	Cost	Accumulated Depreciation and Amortization
	\$	\$	\$	\$
Land	275,603	—	275,603	—
Land improvements	1,142,091	990,269	1,118,178	828,011
Buildings	6,489,780	3,606,068	4,107,589	3,421,151
Equipment	1,064,620	833,473	1,005,745	726,516
Parking deck and retaining wall	2,328,397	159,864	2,328,397	101,648
Construction in progress	71,939	—	207,640	—
	11,372,430	5,589,674	9,043,152	5,077,326
	(5,589,674)		(5,077,326)	
	<u>5,782,756</u>		<u>3,965,826</u>	

1. SIGNIFICANT ACCOUNTING POLICY (cont'd)

(a) Fixed assets, depreciation and amortization (cont'd)

Long life assets consist of land, land improvements, buildings and equipment originally purchased with the proceeds of the debentures (notes 2 and 3). Depreciation on long life equipment, buildings and land improvements is calculated on a straight-line basis at a rate sufficient to amortize the net book value of these assets over the remaining term of the debentures.

Short life assets consist of land improvements, buildings, equipment, parking deck and retaining wall acquired subsequent to the acquisition of the long life assets. Grants amounting to \$2,000,000 from the Board of Industrial Leadership and Development (BILD), to assist the Board in financing an upgrading of the Ontario Food Terminal facilities, have been deducted in arriving at the value of short life assets. Short life assets are amortized on a straight-line basis over their estimated useful lives, as follows:

	<u>Cost</u>	<u>Depreciation</u>
	<u>\$</u>	<u>Rate</u>
		<u>%</u>
Land improvements	169,266	10.0
Buildings	2,909,359	2.5
Equipment	696,902	20.0
Parking deck and retaining wall	2,328,397	2.5

2. DEBENTURES PAYABLE

The proceeds from the sale of the \$5,000,000 debentures issued were invested in the purchase of property and equipment and construction of a food terminal. The debentures which are guaranteed by the Province of Ontario mature on June 1, 1985 and bear interest at 3½ per cent per annum.

3. INTEREST EARNED – SINKING FUND

Prior to October 31, 1981, the sinking fund was maintained in an interest bearing account with the Treasurer of Ontario. Subsequent to this date, the balance in the fund of \$2,751,247 was used to purchase a bank note paying interest at a rate of 17.25 per cent per annum and maturing on June 1, 1985. The proceeds of the note including interest will equal \$5,000,000 and will be used to retire the debentures. The sinking fund includes accumulated interest of \$2,108,067 (1984 - \$1,367,028).

It is the Board's practice to classify interest earned in excess of amortization on long life assets as additional interest income.

4. DEMAND LOANS

The demand loans bear interest at the prime rate. Included in the \$2,013,000 is a demand loan of \$1,763,000, guaranteed by the Province of Ontario, which was used to finance the renovation of the cold storage facility.

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals and parking rentals.

6. REALTY TAXES RECOVERED AND SERVICES

Under the Renewal Warehouse Lease agreements, commencing April 1, 1984, realty taxes and services relating to leased premises are collected as part of the annual rent.

7. COMMITMENTS

At March 31, 1985 the Board had commitments for fixed asset additions amounting to approximately \$245,000.

8. COMPARATIVE FIGURES

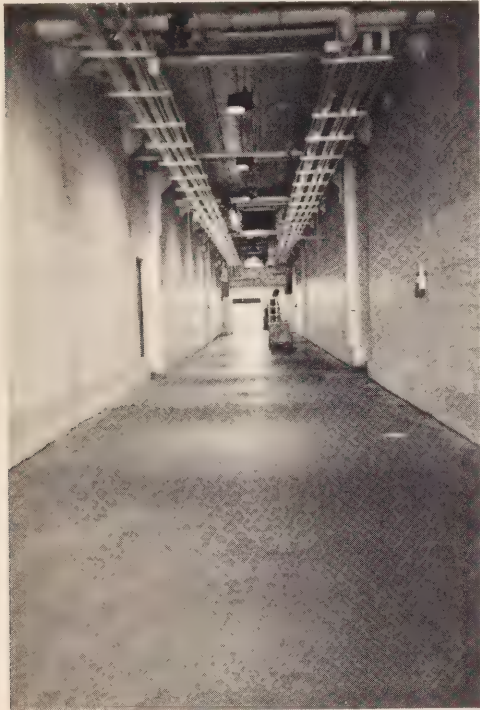
Comparative figures have been reclassified where necessary to conform with 1985 presentation.

Completion of Cold Storage and Basement Warehouse Renovations

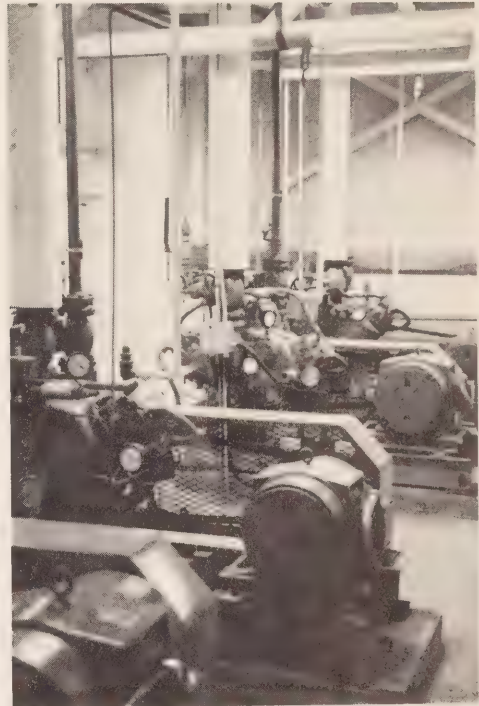
The Board has completed a 2.2 million dollar renovation to the Cold Storage and Basement Warehouse area.

This project was financed by the Board through a loan from the Bank of Montreal. The cost of financing these projects is to be recovered through storage fees and rents.

The renovated Cold Storage provides a computer controlled temperature and humidity environment for each individual room. The Basement Warehouse Tenants have been provided with shipping elevators for ease of access to these modern warehouse facilities.



Cold Storage Hallway



Compressors



Cold Storage Receiving Area



A Cold Storage Room

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 697,000 tons compared to 669,000 tons for the previous year.

	1984/85 (tons)	1983/84 (tons)
Farmers' Market	174,000	167,000
Wholesale Market	<u>523,000</u>	<u>502,000</u>
	697,000	669,000*

ARRIVALS OF PRODUCE

Wholesale Market:

Rail Cars	1,597	1,597
Tractor trailers	18,018	17,762
Other trucks	10,110	9,982

Farmers Market	42,000	38,686
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*Previous years figures are changed to reflect new tonnage rates per vehicle.

BUYERS

The Board has on file the names of 3,918 buyers who attend the market: 2,810 are from Metro Toronto and surrounding areas, and 681 from other regions of Ontario and Western Quebec.

Buyers are classified as follows:

Fruit and Vegetable stores	1,720
Corporate and independent chain stores	126
Restaurants	743
Jobbers	313
Institutions	39
Miscellaneous (Meat market, florists, caterers, etc.)	<u>977</u>
	3,918

Warehouse Leaseholders

		UNITS	
SOUTH WING		A	B
1	Dominion Citrus & Drugs Ltd.	102a, 102 104,106	
2	Tomato King Produce Co. Ltd.	108	
3	Hamilton Fruit & Produce Ltd.	110	
4	Italian Produce Co. Ltd.	112	
5	Rite Pak Produce Co. Ltd.	114,116 118,120	152, 154
6	Ontario Tree Fruits Ltd.	120a, 122	
7	Stronach & Sons Ltd.	124, 126	
8	Lamantia & Russell Produce Ltd.	128, 130	
9	North American Produce Buyers Ltd.	132	
10	C. Charles & Co. (1973) Ltd.	134	
11	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12	Gamble Robinson Ltd.	138, 140	142, 144
13	Geo. Adamo Produce Ltd.		146
14	Gus Amodeo Produce Ltd.		148
15	Capuccitti, Rocco & Gordon		150
NORTH WING			
16	White and Company, The	101a, 101 103	
17	P. Culotta & Co. Ltd.	105, 107	
18	Mitchell Pacific (1985) Co.	109, 111	
19	King & Raphael, Toronto	113	
20	Provincial Fruit Co. Ltd.	115, 117 119	
21	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
22	Lenson Celery (1975) Ltd.	127, 129	
23	Morris Brown & Sons Ltd.	131	
34	J. Ursino & Company	133	
25	Global Fruit & Produce Co.	135	
26	Canadian Fruit & Produce Co. Ltd.	137	
27	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151
28	Veg Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
B-units are auxiliary units flanking the Cold Storage facilities.

Office Leaseholders:

Of the 234 office spaces available at the Ontario Food Terminal 83 are occupied by lessees of warehouse space.

NAMES OF THE LEASEHOLDERS:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
 Merchants Association
Lenson Celery Ltd.
B. & G. Vetere Wholesale Ltd.
Chicago North Western Transportation Company
Wm. L. Rutherford Ltd.
Darrigo Consolidated Holdings
Lee Brokerage Ltd.
F.G. Lister Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Canadian Fruit & Produce Co. Inc.
Mark T. Adamson Co. Ltd.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Legrade Incorporated (Cooperative
 Federee De Quebec)
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gamble Robinson Ltd.
Ontario Fruit and Vegetable Growers
 Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Canadian National Railway Co.
Canadian Pacific Ltd.
B. & M. Brokerage
Canadian Fruit Wholesalers Association
Fielding Brokerage Ltd.
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

Short Term Warehouse Leaseholders:

Kelly Orchards Ltd.
Ben Shoom Ltd.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

The Board and Staff:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

D.E. Williams, Chairman	Mississauga
J.B. Wolfe, Vice Chairman	Toronto
W.B. Cudmore	Oakville
S. Piott	Stoney Creek
B. Blidner	Toronto
J.E. Russell	Toronto
P.D. Tiveron	Mississauga

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
 Assistant General Manager
T. Chowns, Operations Manager
H. Specht, SGT of Police
R. Osborne, Cold Storage Manager

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32nd ANNUAL REPORT

MARCH 31st, 1986

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ONTARIO FOOD TERMINAL BOARD



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- 9 Office leaseholders, short term leaseholders, the Board and Staff



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

August 28, 1986.

The Honourable Jack Riddell
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-second annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1986.

The financial statements on the following pages show the results of the year under review compared to the previous fiscal year ended March 31, 1985. Operating revenue amounted to \$3,622,242 while expenditures totalled \$3,252,481 providing an operating surplus of \$369,761. This surplus exceeds the budgeted target for 1985/86 by \$55,000 and is \$219,605 higher than the surplus for the previous fiscal year. The net income was \$458,741 compared to \$580,958 in 1985. This decrease is a result of the Ontario Food Terminal Bond issue being fully retired on June 1st of 1985 providing interest for only three months. The newly renovated cold storage handled a total of 127,000 pallets and showed an operating surplus of \$62,385.

The Board's program to upgrade and refurbish the Terminal continued during the fiscal year. Capital expenditures for the year totalled \$422,000 and included a new 1500 K.V.A. electrical substation, a higher capacity computer system and a complete new lighting system for the open area of the Farmers' Market and the Buyers' Court. Maintenance expenditures totalled \$148,000 and included major maintenance repairs on the Buyers' Court docks, roof renovations and extensive repainting.

The development plans for the future include extended board offices, a limited number of new warehouse units, further buyers loading facilities, a new truck holding area and continued upgrading of the Terminal facility in the form of new paving and an upgraded drainage system.

Overall produce tonnage for the year increased by 6.5% to 743,000 tons. Arrivals of produce by railway car continues to diminish drastically which is more than offset by arrival by tractor trailers and trucks.

The Board looks forward to the continued successful operation of this important wholesale produce facility.

Yours Very Truly,



D.E. Williams,
Chairman of the Board.

Statement of Operations

Year ended March 31, 1986.	1986	1985
REVENUE	\$	\$
Rents	2,247,508	2,073,676
Cold storage	813,654	390,190
Entrance fees	396,703	445,216
Realty taxes recovered	63,959	66,359
Interest earned — sinking fund (note 2)	51,706	310,237
Services	38,693	43,713
Interest income — other	8,170	3,236
Other income	1,849	4,387
	<u>3,622,242</u>	<u>3,337,014</u>
EXPENSES		
Salaries and benefits	1,185,862	1,082,825
Realty and business taxes	665,432	621,933
Depreciation (note 1)	282,462	519,459
Interest expense — demand loans (note 3)	232,215	79,481
Waste removal	156,429	134,332
Repairs and maintenance	148,068	96,786
Electric power	147,736	101,637
Operating supplies and expense	103,809	81,221
Fuel	89,640	109,618
Office expenses	48,261	31,836
Water	32,501	32,264
Interest expense — debentures (note 2)	29,167	175,000
Insurance	28,616	18,932
Board members' fees and expenses	25,205	23,332
Rent expense — Hydro land	23,143	6,169
Legal services	19,234	56,564
Miscellaneous expenses	17,050	2,146
Miscellaneous contract services	15,333	3,938
Bad debts	2,318	9,385
	<u>3,252,481</u>	<u>3,186,858</u>
Operating Income	369,761	150,156
Additional interest income		
Interest earned — sinking fund (note 2)	<u>88,980</u>	<u>430,802</u>
Net income for the year	<u>458,741</u>	<u>580,958</u>

BALANCE SHEET

March 31, 1986

ASSETS

	1986 \$	1985 \$
Current		
Cash and short term deposits	80,072	20,471
Accounts receivable	141,496	143,460
Prepaid expenses	31,946	34,108
Sinking fund (note 2)	<u>—</u>	<u>4,859,314</u>
	253,514	5,057,353
Fixed — at cost, less accumulated depreciation (note 1)	<u>5,902,253</u>	<u>5,782,756</u>
	<u>6,155,767</u>	<u>10,840,109</u>

LIABILITIES AND RETAINED EARNINGS

	1986 \$	1985 \$
Current		
Demand loan (note 3)	2,114,737	2,013,000
Accounts payable and accrued liabilities	176,119	170,014
Accrued interest on debentures payable	—	58,333
Deferred revenue (note 4)	123,376	111,824
Holdbacks payable	—	204,144
Debentures due within one year (note 2)	<u>—</u>	<u>5,000,000</u>
	2,414,232	7,557,315
Retained Earnings	<u>3,741,535</u>	<u>3,282,794</u>
	<u>6,155,767</u>	<u>10,840,109</u>

Statement of Retained Earnings for the year ended March 31, 1986.

	1986	1985
	\$	\$
Retained earnings, beginning of year	3,282,794	2,701,836
Net income for the year	<u>458,741</u>	<u>580,958</u>
Retained earnings, end of year	<u><u>3,741,535</u></u>	<u><u>3,282,794</u></u>

Statement of Changes in Financial Position for the year ended March 31, 1986.

	1986	1985
	\$	\$
Cash provided by operating activities		
Cash from operations		
Net income for the year	458,741	580,958
Add charges to operations not requiring a current cash payment		
— depreciation	282,462	519,459
— loss on sale of fixed assets	<u>20,082</u>	<u>—</u>
	761,285	1,100,417
Net change in non-cash working capital balances related to operations	<u>(279,643)</u>	<u>1,279,817</u>
	481,642	<u>2,380,234</u>
Cash used in investing activities		
Acquisition of fixed assets	<u>422,041</u>	<u>2,336,389</u>
Increase in cash during the year	59,601	43,845
Cash position, beginning of year	<u>20,471</u>	<u>(23,374)</u>
Cash position, end of year	<u><u>80,072</u></u>	<u><u>20,471</u></u>

Notes to the Financial Statements

March 31, 1986.

1. FIXED ASSETS AND DEPRECIATION

The objects of the Board include the creation and operation of a Wholesale Fruit and Produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet the objects, the Board leases land and buildings to Wholesalers and Growers. All of these leases are classified as operating leases and revenue from these leases is classified as Rents on the Statement of Operations.

Details of fixed assets at March 31, 1986 are as follows:

	1986		1985	
	Cost	Accumulated Depreciation	Cost	Accumulated Depreciation
	\$	\$	\$	\$
Land	275,603	—	275,603	—
Land Improvements	1,150,691	1,031,828	1,142,091	990,269
Buildings	6,514,992	3,706,782	6,489,780	3,606,068
Equipment	1,184,346	882,283	1,064,620	833,473
Parking deck and retaining wall	2,328,397	218,074	2,328,397	159,864
Construction in progress	287,191	—	71,939	—
	11,741,220	5,838,967	11,372,430	5,589,674
	(5,838,967)		(5,589,674)	
	<u>5,902,253</u>		<u>5,782,756</u>	

Depreciation on these assets is calculated on a straight-line basis over their estimated useful lives as follows:

	Depreciation Rate %
Land Improvements	10.0
Buildings	2.5
Equipment	20.0
Parking deck and retaining wall	2.5

2. INTEREST EARNED — SINKING FUND

Prior to October 23, 1981 the sinking fund was maintained in an interest bearing account with the Treasurer of Ontario. Subsequent to this date, the balance in the fund of \$2,751,247 was used to purchase a bank note paying interest at a rate of 17¼ per cent per annum which matured on June 1, 1985. The proceeds of the note which equalled \$5,000,000 including accumulated interest of \$2,248,753 (1985-\$2,108,067) were used to retire the debentures on June 1, 1985.

It is the Board's practice to classify interest earned in excess of amortization on assets as additional interest income.

3. DEMAND LOAN

The demand loan bears interest at the prime rate and is guaranteed by the Province of Ontario.

4. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals and parking rentals.

5. COMMITMENTS

At March 31, 1986 the Board had commitments for fixed asset additions amounting to approximately \$288,000.

6. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform with 1986 presentation.

Ontario Food Terminal Scenes



The Minister of Agriculture, The Honourable Jack Riddell talks to the grower Louis Deli.



A scene at the south end of the Farmers' Market.



An inside view of a wholesale unit.



Flowers and hanging plants in the Farmers' Market.

Ontario Food Terminal Scenes



Angelo Morretti has melons for sale.



Lou Kolonics displays his potatoes.



Looking down the Queensway Row.



A busy day in the Farmers' Market.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 743,000 tons compared to 697,000 tons for the previous year.

	1985/86 (tons)	1984/85 (tons)
Farmers' Market	179,000	174,000
Wholesale Market	<u>564,000</u>	<u>523,000</u>
	743,000	697,000

ARRIVALS OF PRODUCE

Wholesale Market:		
Rail Cars	844	1,597
Tractor trailers	20,671	18,018
Other trucks	12,382	10,110
Farmers' Market	42,900	42,000

BUYERS

The Board has on file the names of 4,019 buyers who attend the market.

Buyers are classified as follows:

Fruit and Vegetable stores	1,760
Corporate and independent chain stores	126
Restaurants	803
Jobbers	310
Institutions	40
Miscellaneous (Meat market, florists, caterers etc.)	<u>980</u>
	4,019

Warehouse Leaseholders

		UNITS	
SOUTH WING		A	B
1	Dominion Citrus & Drugs Ltd.	102a, 102 104, 106	
2	Tomato King Produce Co. Ltd.	108	
3	Hamilton Fruit & Produce Ltd.	110	
4	Italian Produce	112	
5	Rite Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
6	Ontario Tree Fruits Ltd.	120a, 122	
7	Stronach & Sons Ltd.	124, 126	
8	Lamantia & Russell Produce Ltd.	128, 130	
9	North American Produce Buyers Ltd.	132	
10	C. Charles & Co. (1973) Ltd.	134	
11	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12	Gamble Robinson Ltd.	138, 140	142, 144
13	Geo. Adamo Produce Ltd.		146
14	Gus Amodeo Produce Ltd.		148
15	Capuccitti, Rocco & Gordon		150
NORTH WING			
16	White and Company, The	101a, 101 103	
17	P. Culotta & Co. Ltd.	105, 107	
18	Mitchell Pacific (1985) Co.	109, 111	
19	King & Raphael, Toronto	113	
20	Provincial Fruit Co. Ltd.	115, 117 119	
21	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
22	Lenson Celery (1975) Ltd.	127, 129	
23	Morris Brown & Sons Ltd.	131	
24	J. Ursino & Company	133	
25	Global Fruit & Produce Co.	135	
26	Canadian Fruit & Produce Co. Inc.	137	
27	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151
28	Veg Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
 B-units are auxiliary units flanking the Cold Storage facilities.

Office Leaseholders:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

NAMES OF THE LEASEHOLDERS:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
Merchants Association
Lenson Celery (1975) Ltd.
B & G Vetere Wholesale Ltd.
Chicago North Western Transportation
Company
Wm. L. Rutherford Ltd.
Darrigo Consolidated Holdings
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Canadian Fruit & Produce Co. Inc.
Mark T. Adamson Co. Ltd.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gamble Robinson Ltd.
Ontario Fruit and Vegetable Growers
Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Canadian National Railway Co.
Canadian Pacific Ltd.
B & M Brokerage
Canadian Fruit Wholesalers Association
Fielding Brokerage Ltd.
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

Short Term Warehouse Leaseholders:

Kelly Orchards Ltd.
Ben Shoom Ltd.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

The Board and Staff:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

D.E. Williams, Chairman	Mississauga
B. Blidner, Vice Chairman	Toronto
A. Collins	Woodbridge
K. Collver	Simcoe
L. Deli	Langton
W. Giles	Toronto
J. Melara	Toronto

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
H. Specht, SGT of Police
R. Osborne, Cold Storage Manager



33rd ANNUAL REPORT

MARCH 31st, 1987

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ONTARIO FOOD TERMINAL BOARD



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- 9 Office leaseholders, short term leaseholders — restaurants, the Board and Staff



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

August 14, 1987.

The Honourable Jack Riddell
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-third annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1987.

The financial statements on the following pages show the results of the 1987 fiscal year compared to the previous fiscal year of 1986. Revenue amounted to \$3,935,641 while expenditures amounted to \$3,537,450 providing an operating income of \$398,191. The increase in revenue is 8.7% when compared to 1986, expenditures increased 8.7% while the operating income was 7.7% higher. The net income for the year was \$398,191 compared to \$458,741 in 1986. This decrease was a result of the Ontario Food Terminal Bond being fully retired on June 1st of 1985. Therefore, the Board did not receive any interest income in the 1987 fiscal year.

The Board's nine revenue producing cost centres all performed in a satisfactory manner with the exception of the railyards. Declining traffic and higher rental charges to Ontario Hydro resulted in a loss of \$33,000 in this cost centre. The Cold Storage cost centre continues to perform well showing a 34% increase in operating income when compared to 1986.

Capital expenditures for the year amounted to \$642,000. The major projects were: a complete new drainage system which included hooking all floor drains into the sanitary sewer system — \$200,000; extensive repaving — \$184,000; a tractor for snow plowing and waste removal — \$61,000; a fork lift truck — \$26,000; railway siding and track improvements — \$31,000 and improvements to the Buyers' Court area — \$27,000.

The tonnage of produce received at the Market increased by 4.5% to 777,000 tons. The tonnage in the Wholesale Market increased by 7% while tonnage in the Farmers' Market decreased by 3.2% because of the wet weather conditions experienced in Ontario during the summer and fall of 1986.

The development plans for the future include the building of eight new warehouse units and additional buyers' dock space along with the continued upgrading of the facility including the renovation of office hallways, the re-surfacing of the Buyers' Court docks and the addition of new waste handling facilities.

The 1987 year was an eventful one for the Ontario Food Terminal Board and as the Chairman, it gives me great pleasure to thank the Board's employees, the tenants and buyers and all of those with whom we do business for their continued support.

Yours Very Truly,



Allan Collins,
Chairman of the Board.

STATEMENT OF OPERATIONS

Year ended March 31, 1987.	1987	1986
REVENUE	\$	\$
Rents	2,528,595	2,247,508
Cold storage	875,924	813,654
Entrance fees	439,119	396,703
Realty taxes recovered	66,746	63,959
Services	19,208	38,693
Other income	5,329	1,849
Interest income — other	720	8,170
Interest earned — sinking fund	—	51,706
	<u>3,935,641</u>	<u>3,622,242</u>
EXPENSES		
Salaries and benefits (note 5)	1,291,957	1,185,862
Realty and business taxes	709,908	665,432
Depreciation	281,886	282,462
Waste removal	233,121	156,429
Repairs and maintenance	222,182	148,068
Interest expense — demand loan (note 3)	204,723	232,215
Electric power	167,870	147,736
Operating supplies and expense	113,690	103,809
Fuel	100,749	89,640
Office expenses	53,944	48,261
Insurance	37,534	28,616
Water	37,341	32,501
Rent expense — Hydro land	28,315	23,143
Miscellaneous contract services	21,435	15,333
Board members' fees and expenses	19,023	25,205
Legal services	9,573	19,234
Miscellaneous expenses	2,911	17,050
Bad debts	1,288	2,318
Interest expense — debentures	—	29,167
	<u>3,537,450</u>	<u>3,252,481</u>
Operating Income	398,191	369,761
Additional interest income		
Interest earned — sinking fund	—	88,980
NET INCOME FOR THE YEAR	<u>398,191</u>	<u>458,741</u>

BALANCE SHEET

March 31, 1987

ASSETS

	1987 \$	1986 \$
Current		
Cash and short term deposits	—	80,072
Accounts receivable	319,810	141,496
Prepaid expenses	<u>50,886</u>	<u>31,946</u>
	370,696	253,514
Fixed — at cost, less accumulated depreciation (note 2)	<u>6,262,500</u>	<u>5,902,253</u>
	<u><u>6,633,196</u></u>	<u><u>6,155,767</u></u>

LIABILITIES AND RETAINED EARNINGS

	1987 \$	1986 \$
Current		
Demand Loan (note 3)	2,055,944	2,114,737
Deferred revenue (note 4)	203,682	123,376
Accounts payable and accrued liabilities	180,436	176,119
Bank indebtedness	<u>53,408</u>	<u>—</u>
	2,493,470	2,414,232
Retained Earnings	<u>4,139,726</u>	<u>3,741,535</u>
	<u><u>6,633,196</u></u>	<u><u>6,155,767</u></u>

STATEMENT OF RETAINED EARNINGS for the year ended March 31, 1987.

	1987	1986
	\$	\$
Retained earnings, beginning of year	3,741,535	3,282,794
Net income for the year	<u>398,191</u>	<u>458,741</u>
Retained earnings, end of year	<u><u>4,139,726</u></u>	<u><u>3,741,535</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION for the year ended March 31, 1987.

	1987	1986
	\$	\$
Cash provided by operating activities		
Cash from operations		
Net income for the year	398,191	458,741
Add charges to operations not requiring a current cash payment		
— depreciation	281,886	282,462
— (Gain) loss on disposal of fixed assets	<u>(1,700)</u>	<u>20,082</u>
	678,377	761,285
 Net change in non-cash working capital balances related to operations	 <u>(171,423)</u>	 <u>(279,643)</u>
	506,954	481,642
 Cash used in investing activities		
Acquisition of fixed assets	642,134	422,041
Proceeds on disposal of fixed assets	<u>(1,700)</u>	<u>—</u>
	640,434	422,041
 (Decrease) Increase in cash during the year	 (133,480)	59,601
 Cash Position, beginning of year	 <u>80,072</u>	 <u>20,471</u>
 Cash position, end of year	 <u><u>(53,408)</u></u>	 <u><u>80,072</u></u>

NOTES TO THE FINANCIAL STATEMENTS

March 31, 1987.

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements have been prepared in accordance with the generally accepted accounting principles.

(b) Fixed Assets

All fixed assets are recorded at cost. Depreciation is calculated on a straight-line basis over the useful life of the assets as follows:

	Depreciation Rate %
Land improvements	10.0
Buildings	2.5
Equipment	20.0
Parking deck and retaining wall	2.5

2. FIXED ASSETS

The objects of the Board include the creation and operation of a Wholesale Fruit and Produce Market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to Wholesalers and Growers.

Details of fixed assets at March 31, 1987 are as follows:

	1987		1986	
	Cost	Accumulated Depreciation	Cost	Accumulated Depreciation
	\$	\$	\$	\$
Land	275,604	—	275,603	—
Land Improvements	1,570,639	1,066,328	1,150,691	1,031,828
Buildings	6,811,422	3,790,471	6,514,992	3,706,782
Equipment	1,311,956	964,227	1,184,346	882,283
Parking deck and retaining wall	2,328,397	276,284	2,328,397	218,074
Construction in progress	61,792	—	287,191	—
	12,359,810	6,097,310	11,741,220	5,838,967
	(6,097,310)		(5,838,967)	
	<u>6,262,500</u>		<u>5,902,253</u>	

3. DEMAND LOAN

The demand loan bears interest at the prime rate and is guaranteed by the Province of Ontario.

4. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals and parking rentals.

5. SALARIES AND BENEFITS

Salaries and benefits include costs of \$221,160 (1986 — \$143,900) incurred for provision of security and janitorial services. These services were previously carried out by Board employees.

Ontario Food Terminal Scenes



Minister of Agriculture and Food, The Honourable Jack Riddell holds a press conference at Market Garden Restaurant.



Roadway scene in Farmers' Market.



Open section of Farmers' Market scene.



Queensway Row and Farmers' Market buyers line-up.

Ontario Food Terminal Scenes



Looking down ramp at dock of North Warehouse Units.



New tractor trailer holding area.



D. E. Williams, Chairman (1979-86) passes the Gavel of Office to Allan Collins, the new Chairman.



Scene at cold storage receiving area.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 777,000 tons compared to 743,000 tons for the previous year.

	1986/87 (tons)	1985/86 (tons)
Farmers' Market	173,000*	179,000
Warehouse Market	<u>604,000</u>	<u>564,000</u>
	777,000	743,000

*Tonnage in the Farmers' Market decreased by 3.3% because of the unusually wet summer and fall of 1986.

ARRIVALS OF PRODUCE

Wholesale Market:

Rail Cars	753	844
Tractor trailers	22,618	20,671
Other trucks	13,248	12,382
Farmers' Market	41,500	42,900

BUYERS

The Board has on file the names of 4,341 buyers who attend the market.

Buyers are classified as follows:

Fruit and Vegetable stores	1,900
Corporate and independent chain stores	136
Restaurants	865
Jobbers	335
Institutions	45
Miscellaneous (Meat market, florists, caterers etc)	<u>1,060</u>
	4,341

WAREHOUSE LEASHOLDERS

UNITS

SOUTH WING		A	B
1	Dominion Citrus & Drugs Ltd.	102a, 102 104, 106	
2	Tomato King Produce Co. Ltd.	108	
3	Brostal Holdings Inc.	110	
4	Italian Produce	112	
5	Rite Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
6	Ontario Tree Fruits Ltd.	120a, 122	
7	Stronach & Sons Ltd.	124, 126	
8	Lamantia & Russell Produce Ltd.	128, 130	
9	North American Produce Buyers Ltd.	132	
10	C. Charles & Co. (1973) Ltd.	134	
11	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12	Slade & Stewart Ltd.	138, 140	142, 144
13	Geo. Adamo Produce Ltd.		146
14	Gus Amodeo Produce Ltd.		148
15	Capuccitti, Rocco & Gordon		150
NORTH WING			
16	White and Company, The	101a, 101 103	
17	P. Culotta & Co. Ltd.	105, 107	
18	Mitchell Pacific (1985) Co.	109, 111	
19	King & Raphael, Toronto	113	
20	Provincial Fruit Co. Ltd.	115, 117 119	
21	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
22	Lenson Celery (1975) Ltd.	127, 129	
23	Morris Brown & Sons Ltd.	131	
24	Daniel Ursino and John Ursino	133	
25	Global Fruit & Produce Co.	135	
26	Canadian Fruit & Produce Co. Inc.	137	
27	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151
28	Veg Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
B-units are auxiliary units flanking the Cold Storage facilities.



OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
Merchants Association
Lenson Celery (1975) Ltd.
B & G Vetere Wholesale Ltd.
Chicago North Western Transportation
Company
Wm. L. Rutherford Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Food Services of Canada
Ontario Fruit and Vegetable Growers
Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Canadian National Railway Co.
Canadian Pacific Ltd.
B & M Brokerage
Canadian Fruit Wholesalers Association
Fielding Brokerage Ltd.
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Kelly Orchards Ltd.
Ben Shoom Ltd.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

A. Collins, Chairman	Woodbridge
J. Melara, Vice-Chairman	Toronto
B. Blidner	Toronto
K. Collver	Simcoe
L. Deli	Langton
W. Giles	Toronto
J. Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
H. Specht, S/Sgt. of Police
R. Osborne, Cold Storage Manager



34th ANNUAL REPORT

CA20N
AF30
-A56

MARCH 31st, 1988



ONTARIO FOOD TERMINAL BOARD



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- 5 Notes to Financial Statements March 31, 1988
- 6 Tonnage, Arrivals and Buyers
- 7 Ontario Food Terminal Scenes
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- 9 Warehouse leaseholders
- 10 Office leaseholders, short term leaseholders — restaurants, the Board and Staff



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

August 15, 1988

The Honourable Jack Riddell
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-fourth annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1988.

The financial statements on the following pages show the Fiscal 1988 results compared with the previous year ended March 31, 1987. The financial results show that the Terminal had another successful year. Operating revenue for the year increased by 5.6% to \$4,153,133 and expenses increased by 5.5% to a total of \$3,737,260. The net income for the year was \$415,873. The net income represents an increase of 4.3% when compared to 1987.

Capital expenditures totalled \$456,155 and included the following major projects: asphalt paving \$196,000, a new garbage compactor \$59,100 and extensive renovations to office corridors \$44,000.

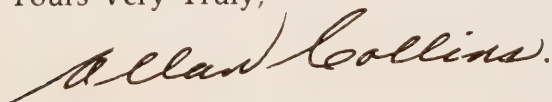
The overall tonnage received at the Terminal increased by 4% to 808,000 tons. The increase in tonnage at the Farmers' section was 8,000 tons. This increase is mainly attributable to the increased volume of bedding plants sold at the Terminal in the spring of 1987.

The Board has approved the building of ten new produce selling units to be constructed at the south side of the Terminal. A second floor office structure is to be included with these units along with additional buyers loading docks for larger trucks. In addition it is the Board's intention to complete the Parking Deck / Farmers' Market cover and construct a 20,000 square foot addition to the Terminal Cold Storage.

The Board would like to thank the 4,777 Buyers who continue to support the Food Terminal. This support has made the Ontario Food Terminal the third largest wholesale produce market in North America.

I would like to take this opportunity to thank my fellow Board Members for their continued support along with the Board Staff, its suppliers and its tenants.

Yours Very Truly,



Allan Collins,
Chairman of the Board.

STATEMENT OF OPERATIONS

Year ended March 31, 1988.	1988	1987
REVENUE	\$	\$
Rents	2,626,881	2,528,595
Cold storage	973,716	875,924
Entrance fees	468,638	439,119
Realty taxes recovered	70,533	66,746
Services	8,185	19,208
Other income	1,228	5,329
Interest income	3,952	720
	<u>4,153,133</u>	<u>3,935,641</u>
EXPENSES		
Salaries and benefits (note 5)	1,432,024	1,291,957
Realty and business taxes	748,716	709,908
Depreciation	324,577	281,886
Waste removal	231,803	233,121
Repairs and maintenance	165,851	222,182
Interest expense — demand loan (note 3)	188,282	204,723
Electric power	180,825	167,870
Operating supplies and expense	120,426	113,690
Fuel	86,324	100,749
Office expenses	52,151	53,944
Insurance	44,967	37,534
Water	45,722	37,341
Rent expense — Hydro land	26,692	28,315
Miscellaneous contract services	20,740	21,435
Board members' fees and expenses	24,321	19,023
Legal services	35,178	9,573
Miscellaneous expenses	3,214	2,911
Bad debts	5,447	1,288
	<u>3,737,260</u>	<u>3,537,450</u>
NET INCOME FOR THE YEAR	<u>415,873</u>	<u>398,191</u>

See accompanying notes to financial statements.

BALANCE SHEET

March 31, 1988

ASSETS

	1988 \$	1987 \$
Current		
Cash and short term deposits	125,174	—
Accounts receivable	246,698	319,810
Prepaid expenses	<u>53,921</u>	<u>50,886</u>
	425,793	370,696
Fixed — at cost, less accumulated depreciation (note 2)	<u>6,394,078</u>	<u>6,262,500</u>
	<u><u>6,819,871</u></u>	<u><u>6,633,196</u></u>

LIABILITIES AND RETAINED EARNINGS

	1988 \$	1987 \$
Current		
Demand Loan (note 3)	1,834,704	2,055,944
Deferred revenue (note 4)	226,463	203,682
Accounts payable and accrued liabilities	203,105	180,436
Bank indebtedness	<u>—</u>	<u>53,408</u>
	2,264,272	2,493,470
 Retained Earnings	 <u>4,555,599</u>	 <u>4,139,726</u>
	<u><u>6,819,871</u></u>	<u><u>6,633,196</u></u>

STATEMENT OF RETAINED EARNINGS for the year ended March 31, 1988.

	1988	1987
	\$	\$
Retained earnings, beginning of year	4,139,726	3,741,535
Net income for the year	<u>415,873</u>	<u>398,191</u>
Retained earnings, end of year	<u><u>4,555,599</u></u>	<u><u>4,139,726</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION for the year ended March 31, 1988.

	1988	1987
	\$	\$
Cash provided by operating activities		
Cash from operations		
Net income for the year	415,873	398,191
Add charges to operations not requiring a current cash payment		
— depreciation	324,577	281,886
— (Gain) loss on disposal of fixed assets	<u>—</u>	<u>(1,700)</u>
	740,450	678,377
Net change in non-cash working capital balances related to operations	<u>(105,713)</u>	<u>(171,423)</u>
	634,737	506,954
Cash used in investing activities		
Acquisition of fixed assets	456,155	642,134
Proceeds on disposal of fixed assets	<u>—</u>	<u>(1,700)</u>
	456,155	640,434
Increase (Decrease) in cash during the year	178,582	(133,480)
Cash Position, beginning of year	<u>(53,408)</u>	<u>80,072</u>
Cash position, end of year	<u><u>125,174</u></u>	<u><u>(53,408)</u></u>

See accompanying notes to financial statements.

NOTES TO THE FINANCIAL STATEMENTS

March 31, 1988.

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements have been prepared in accordance with the generally accepted accounting principles.

(b) Fixed Assets

All fixed assets are recorded at cost. Depreciation is calculated on a straight-line basis over the useful life of the assets as follows:

	Depreciation Rate %
Land improvements	10.0
Buildings	2.5
Equipment	20.0
Parking deck and retaining wall	2.5

2. FIXED ASSETS

The objects of the Board include the creation and operation of a Wholesale Fruit and Produce Market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to Wholesalers and Growers.

Details of fixed assets at March 31, 1988 are as follows:

	1988		1987	
	Cost	Accumulated Depreciation	Cost	Accumulated Depreciation
	\$	\$	\$	\$
Land	275,604	—	275,604	—
Land Improvements	1,766,983	1,125,658	1,570,639	1,066,328
Buildings	6,905,231	3,874,030	6,811,422	3,790,471
Equipment	1,465,795	1,087,705	1,311,956	964,227
Parking deck and retaining wall	2,328,397	334,494	2,328,397	276,284
Construction in progress	73,955	—	61,792	—
	12,815,965	6,421,887	12,359,810	6,097,310
	(6,421,887)		(6,097,310)	
	<u>6,394,078</u>		<u>6,262,500</u>	

3. DEMAND LOAN

The demand loan bears interest at the prime rate and is guaranteed by the Province of Ontario.

4. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals and parking rentals.

5. SALARIES AND BENEFITS

Salaries and benefits include costs of \$236,535 (1987 — \$221,160) incurred for provision of security and janitorial services. These services were previously carried out by Board employees.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 808,000 tons compared to 777,000 tons for the previous year.

	1987/88 (tons)	1986/87 (tons)
Farmers' Market	181,000	173,000
Warehouse Market	<u>627,000</u>	<u>604,000</u>
	808,000	777,000

ARRIVALS OF PRODUCE

Wholesale Market:

Rail Cars	434	753
Tractor trailers	24,050	22,618
Other trucks	13,910	13,248
Farmers' Market	43,400	41,500

BUYERS

The Board has on file the names of 4,777 buyers who attend the market.

Buyers are classified as follows:

Fruit and Vegetable stores	2,090
Corporate and independent chain stores	150
Restaurants	952
Jobbers	369
Institutions	50
Miscellaneous (Meat market, florists, caterers etc)	<u>1,166</u>
	4,777

From days gone by



The Old Market circa 1890.



Venison for sale.



The Old Market circa 1950.



Construction starts at the Queensway location
May 1953.

From days gone by



The Market in 1963.



Doug Williams and the Salad Queen.



The Restaurant and Farmers Market / Parking Deck under construction.



'Hymie' Shkol on his daily rounds.

FARMERS MARKET LEASEHOLDERS

Anton Folmeg
Joe Skoblenick
Mr. Antal Szabo
Terry W. Shaw
Charles Gomes
Antonio Martins
James White Florists
Henry Schultz
Alber's Greenhouses
Ron Mandryk
Gabriel & Elizabeth Fekete
Mrs. Mary Mussell
John Murre
Steve Hudec
Hal Philipp
Dmytro Kocan
Dennis G. Davis
Shing Fong Farms
Lun Sang Farm
Cho Yee Choy
Sue Brothers
Cho Shee Wan
Salvatore Gaetano & Son Garden Ltd.
Julius Jagodics
John & Julianna Gorzo
A. Macri Farms
Mr. Bohdan Lachowsky
Peter Bourak
Otto Mertens
Wayne Welsh
Les Medve & Sons
Cave Spring Orchards
Lehmann's Farm Produce Ltd.
Steve Nemeth
Bob Romaniuk
Harry P. Voogt Greenhouses
Bruno Domio
Wayne Komienksi
Mario Pendola
Peter Shabatura
Adolph Ditsch
Joseph Emrich
Albert L. Lambert
Holland Florist
Frank Fekete
Nabhan Ubeid
Steve Kotiuk
George Demianiw
P. Fratric
R. E. & H. Haggith & Sons

Donald Durham
Paul Holubowsky
Edgar Schlosser
William Lenko
John Andrushko
Albert Lovshin
Ernie & Susan House
G. Hiemstra
J. & R. Produce
Walter Yarmoluk
Sebastian Saraiva
Gerald Stone
Bernhard Ternes
John Lubinsky
Joseph Tchorek
Samuel Tilstra
Clayton Opersko
Joseph Saliba
B & M Saliba
Giuseppe Gucciardi
Caledon Produce Farms
Frank Falbo
Dario Grisonich
Singh Rajkumar
J. D. Saliba
Jeffreys Greenhouses Inc.
Beanhaven Farms
Eugene Torok
Elias Michael
Manuel Goulart
Wiley Bros. Farms Ltd.
Salem Farm Ltd.
Steve Prokopchuk
Sunny Acre Farms
Happy Chung Farm
Rose & Wm. Scotch & Sons
Gozo Sonyi
Antonio Gammicchia
D. Fasulio
Sun Garden 87
Blue River Farm
Wing's Farm
Ham Luk
Hock Yee Wong
Ken Eng
Green Valley Farm
Chow's Farms Ltd.
Eddy Chow
Jan Hing Farm
Art Lee Farm

Chow Yim Kwan
Kun Foo Lee
Gee Young
Norman Young
Mrs. Kathy Gegeny
Jerry Rudnick
Lindo Borean
John Marcucci
Atkinson Brothers
John Digirolamo Farms
George Sant
John Jr. & Ted Kwarciany
Andre Caietta
Mr. D. Krkljus
Salvatore Cipponeri
Keith Laurensen
Roman Dutka
Enrico Piattelli
L & D Ferragina
Alberto Naso
Vince Pistritto
Steve Premock
Domenico Di Flaviano
John W. Glasgow
Vince Maiorano
Grassie Produce
Nick Majpruz
Don W. Latimer
Nirmal Jauhal
Arthur Taylor
Louis Bizjak
The Mill Open Air Market Ltd.
Woodland Greenhouses
Walter Bouw
Mike Holowatyj
Luigi Gucciardi
Bill & Julie Johnston
William Laurensen
Paul Desalvo
John Austin
Gerry Kalis
Sunrise Orchard
Tony Lukezic
Mrs. Angela Klaric
Lennox Farm Ltd.
Mr. P. Trach
Bartello Fruit & Farms Inc.
Wayne Genovy
John Hudec
Edward Schnitzer
A. Layter

A. B. Jackson & Sons
Tony Smyrechinsky
Fernlea Flowers Ltd.
Borowsky Farm Ltd.
Guido Desplenter
Martins Family Fruit Farm
Mr. H. Ostromecki
John Decroos
John P. Hotner
Vincent Turco
Andy McCready
Chwastyk Bros. Prod.
Huszczko Bros. Ltd.
Freskiw Farms
Mrs. G. Schneider
David White
Joseph Benedetto
Teresa Piazza
John Birk
Casey's Greenhouses
Westbrook Greenhouses Ltd.
Jose Ferreira
David Castelo
Rabbani Orchards
Walter Sroka
Gan De Dreu
Theodor Jahnke
Grant Hyde
Rudy or Raymond Werbicky
William Carewsky
Harold Zumpe
N. Pappani
Stanley Burke
Kevin Miles
Joseph Sosnicki
Bonnet's Nursery & Greenhouses
Dutch Mill Gardens
Zomer Gardens
Martin Lukezic
Joseph Zalec
W. Prokopchuk
Ed Lukezic
River Road Produce
W. W. Cheung
Economy Farmers Market Ltd.
Frank Busch
New Style Gardening Ltd.
Northend Gardens
Tadeusz Kalabis
Adriaan Van Elswyk
J. Pendola

W. E. McConkey & Son
Michael Kemeny
R. Ranjit
Eatrite Farms Ltd.
Jerry Kotiuk
Boz Toic Jr.
Antonio Estacio
Greg Magalas
Peter Hurkens
Z. Kocsis & Sons
George Van Andel
Martin Farms Ltd.
M. Kobylanski
Mike Shisko
W. Tuczapski
Lorien Orchards Ltd.
Edmund Nowak
Stanley Vasarajs
Mr. Tom Aitkin
Uptown Farm Produce
Frank Poole
William Homecko
Karl Kovacs
Carlo Meleca
Fred Eyman Farm
F. Szczuczko
George Culp
George Feddema
Mr. Ted Smeenk
Pauline & Nick Tybin
Joe Sroka
Ray Varga
Joe Mezei
Harry Tyios
Skarja Greenhouses
Grebenc Farms
Mr. Ronald F. A. Webb
Frank Krizay
Gurham Singh & S. S. Nandra
Bruno Skubel
Johannes Tool
Vic Scott
Midtown Farms
Shermar Greenhouses
Theodor Kowalenko
Francis Smith
Frank Proracki
John & Maria Oliveira
Leslie Fekete
John Langendoen
Woodbridge Veg. Farms

Steve Ivancic
Thomas Kozak & Sons
John Burbridge
Mr. G. Monteforte
T. Emslie
Wayne Garnham
David Deli
John Rusyn
Sitko Farms
Emilio Loffredo
Mike & Rita Kosem
Stanley Lament
Henry Kaczmarski
Morris M. Ivanchuk
Mrs. Sigrid Zimmerman
Joseph Chodarczewicz
Frank Pohorly
J. Zabek
Ron Rempel
Sharon Wiecha
Hans Grebe
Herbert Lilles
Jacob Fischler
Tony & Gail Heim
F. W. Smith & Sons
Peter Voogt
Boleslaw Klepka
Joseph Sgambelluri
Stanley Urysz
Mirko Kralj
Peter Mourin
Spiro Vincic
Cherry Ave. Farms
Alois Sampl
Joseph Tomljenovic
Frank Starc
John Schouwenaar
H & G Schouwenaar
Mr. Gillion
M. Saczkowski
Joseph & Anne Brennan
John W. Freeman
John J. Willms
Leonard W. Blezard
Warner Farms
Hildreth Farms Ltd.
Jack Hildreth
Stan Sobkowich
Lyle Shelton
Walter Ivanchuk
Stewart Orchards

Chester & Phyllis Kowalik
Ted Lizak Farms
Overholt Orchards
Jim Hildreth
Louis Rottier
J. R. Philbrick
Fred Stevens
Frank Kukovica
Louis Kolonics
Leslie Kolonics
Creekside Gardens Ltd.
James Prins
C. Versteegh
Don Suthons
Steve Blizman
Komienski Farms Ltd.
T & D Pettitt
Teddy Eng
R & E Kowalik
A. Saliba
Ferdinando Loffredo
Sharples Greenhouses
Harry Magalas & Sons
Bianchi Brothers
Donna Yarmoluk
Vincenzo Distefano
Quintino Valerio
Leonardo Zicari
David P. Taylor
Karl Gorecki
William B. Cudmore
Paul Borcsok
Jas. J. McCarthy
Schuurman Greenhouses
John Goetz & Son
Antonio Parisi
Fred Obrist
Millgrove Greenhouses
Chris Juras
D. F. Rutherford
A. Delean
Steve Fett Jr.
Stefon Fett
R. H. Tigchelaar
Peter A. Fisher
George J. Flack
Marian S. Juras
John Laurensen
Vito De Filippis
Sy's Flowers Ltd.
P. Vander Dussen

Les Van Egmond Wholesale Florist
William H. Elliot and Sons
Donald W. Elliot
Zomer Brothers Greenhouses
Louis Debono
Joseph Mahe
Morris Kuchma
Steve Skoblenick
Pikor Farms Ltd.
George Boncheff
Walter M. Huber
Walter Senko Sr.
Jack Kralt & Sons
Cliff Turner
Wayne Duesling
Valk Greenhouses
Gladys Jean Stys
Edward Maslona
Paul Vos Greenhouses
Rice Road Greenhouses & Garden Centre Ltd.
Frank Mergl
Mario Palumbo
Peter Ferragine
Rosario Riga
C. Vander Hoeven
Jack Mitchener
Peter Wildhagen
Chas. Vander Broek
Don Rusling
Andrew & Pauline Medynski
Bradford Greenhouses Ltd.
Mary Srebnik
William Vander Heyden
Kristian M. Sorensen
Murray Colwell
Hollo-Maple Farms Ltd.
Marcel Ulen
Cherneys Flowers
Adams Greenhouses & Fruit Farm
Gus Wagenmaker & Son Grhs.
Mr. & Mrs. E. Witzke
Edward Debono
Kwong Choo
Sunnyridge Growers
Sarkis Jabbour
Willy Naka
W. Ytsma
A. Binnendyk
Douglas A. Chantler
Pineholm Farms
Gaetano's Green Acres Inc.

C & H Gardens
Pineholm Farms
Charles Tannous
Lakeshore Produce Ltd.
Sam Elias
Louis Fracchioni
Antoine Peters
Leo Visser
Mr. A. Koornneef
Groenewegen & Sons Produce Ltd.
Louis Aziz
Bill Zakaria
Paul Thomas
Scarafile Produce
John Dzamba
Transway Produce
Ed Sobkowich Greenhouses Ltd.
Migliore Farm Produce
Omar Farms
Joseph Tiveron & Sons
Hugh Lockett
Orest Bartkiw
James D. Cerasani
Streef Produce Ltd.
Gerald Engberts
Bayshore Vegetable Shippers Ltd.
Louis & Olga Deli
Egon Bunk Farm Produce
Meyers Fruit Farms Inc.
P. A. Clarkson
J. J. Van Der Marel
Nyland Greenhouses
Vanderburgh Farms
H. Dekker Ltd.
P. Ravensbergen & Sons Ltd.
John De Vries
Vandergrift Wholesale Florist
Pasquale Montalbano
Mr. J. L. Boot
John Van Doorn
Richard Kwarciany Jr.
Jenny & Edward Zamecnik
Graaskamp Family Egg Ranch
Mr. John Nanowski
Mr. Peter Van Brugge
Dick Wolfert
Neufeld Farms Limited
Gatto Flowers Distributing Inc.
Nyland Wholesale
Posie Packer Inc.

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING

	A	B
1 Dominion Citrus & Drugs Ltd.	102a, 102 104, 106	
2 Tomato King Produce Co. Ltd.	108	
3 Brostal Holdings Inc.	110	
4 Italian Produce	112	
5 Rite Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
6 Ontario Tree Fruits Ltd.	120a, 122	
7 Stronach & Sons Ltd.	124, 126	
8 Lamantia & Russell Produce Ltd.	128, 130	
9 North American Produce Buyers Ltd.	132	
10 C. Charles & Co. (1973) Ltd.	134	
11 Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12 Food Services of Canada	138, 140	142, 144
13 Sun Spud Produce		146
14 Gus Amodeo Produce Ltd.		148
15 Capuccitti, Rocco & Gordon		150

NORTH WING

16 White and Company, The	101a, 101 103	
17 P. Culotta & Co. Ltd.	105, 107	
18 Mitchell Pacific (1985) Co.	109, 111	
19 King & Raphael, Toronto	113	
20 Provincial Fruit Co. Ltd.	115, 117 119	
21 F.G. Lister & Co. Ltd.	121a, 121 123, 125	
22 Lenson Celery (1975) Ltd.	127, 129	
23 Morris Brown & Sons Ltd.	131	
24 Daniel Ursino and John Ursino	133	
25 Global Fruit & Produce Co.	135	
26 Canadian Fruit & Produce Co. Inc.	137	
27 Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151
28 Veg Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court

B-units are auxiliary units flanking the Cold Storage facilities.



OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
 Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
 Merchants Association
Lenson Celery (1975) Ltd.
B & G Vetere Wholesale Ltd.
Wm. L. Rutherford Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Food Services of Canada
Ontario Fruit and Vegetable Growers
 Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
B & M Brokerage
Canadian Fruit Wholesalers Association
Fielding Brokerage Ltd.
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Kelly Orchards Ltd.
Ben Shoom Ltd.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

A. Collins, Chairman	Woodbridge
J. Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
K. Collver	Simcoe
C. Coppa	Ajax
W. Giles	Toronto
J. Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
 Assistant General Manager
T. Chowns, Operations Manager
H. Specht, S/Sgt. of Police
R. Osborne, Cold Storage Manager

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1000000

35th ANNUAL REPORT

CARON
AF30
A56

MARCH 31st, 1989



ONTARIO FOOD TERMINAL BOARD



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- 1 Submission to the Ontario Minister of Agriculture and Food
- 2 Statement of Operations years ended March 31, 1988 and 1989
- 3 Balance Sheet March 31, 1989
- 4 Statement of Retained Earnings years ended March 31, 1988 and 1989
Statement of Changes in Financial Position 1988 and 1989
- 5 Notes to Financial Statements March 31, 1989
- 6 Tonnage, Arrivals and Buyers
- 7 Ontario Food Terminal Scenes
- 8 Farmers Market leaseholders
- 9 Warehouse leaseholders
- 10 Office leaseholders, short term leaseholders — restaurants, the Board and Staff



Louis Deli and Eugene Scotch

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

September 5, 1989

The Honourable David Ramsay
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-fifth annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1989.

The financial statements on the following pages show the Fiscal 1989 results compared with the previous year ended March 31, 1988. The net income for the year was \$163,581 compared with \$415,873 in 1988. The main reasons for the decrease are as follows: the Board only budgeted for a net income of \$264,174; a loss of \$53,419 was incurred in the Rail Yard cost center because of continued reduced rail traffic; the Roadway and Gate cost center did not achieve budget or last year's surplus because of higher than anticipated expenses.

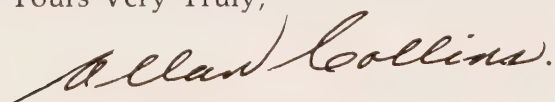
Capital expenditures totalled \$751,707 and included the following major projects: \$250,000 in consultants fees for the cold storage addition and the produce selling units; \$130,000 for dock resurfacing; \$60,000 for a new sweeper; \$45,000 for a new electrical distribution transformer; \$35,000 for new doors in the Terminal Building and \$35,000 for new lighting.

The overall tonnage received at the Terminal during the year was 843,000 tons compared with 808,000 tons a year earlier. Sales at the Terminal remained strong throughout the year with the exception of the month of March which saw a disruption in sales volume because of the ban on Chilean produce.

The plan to build ten new produce selling units at the market was abandoned because of insufficient interest. The Board is in the process of reviewing this situation with a view to restructuring the project on a less elaborate scale. The Board is proceeding with its plan to build a cold storage addition along with additional buyers loading docks for larger trucks.

The contribution of management and staff as well as the support from the Board of Directors, buyers, suppliers, tenants and personnel from the Ontario Ministry of Agriculture and Food has helped to make the 1989 fiscal year a success.
To all I express my sincere thanks.

Yours Very Truly,



Allan Collins,
Chairman of the Board.

STATEMENT OF OPERATIONS

Year ended March 31, 1989.	1989	1988
REVENUE	\$	\$
Rents	2,915,431	2,626,881
Cold storage	965,547	973,716
Entrance fees	470,742	468,638
Realty taxes recovered	11,256	70,533
Services	6,996	8,185
Other income	18,468	1,228
Interest income	19,014	3,952
	<u>4,407,454</u>	<u>4,153,133</u>
EXPENSES		
Salaries and benefits	1,524,610	1,432,024
Realty and business taxes	796,389	748,716
Depreciation	343,435	324,577
Waste removal	423,607	231,803
Repairs and maintenance	268,349	165,851
Interest expense — demand loan (note 3)	201,784	188,282
Electric power	194,293	180,825
Operating supplies and expense	141,276	120,426
Fuel	77,161	86,324
Office expenses	60,637	52,151
Insurance	43,335	44,967
Water	18,066	45,722
Rent expense — Hydro land	30,590	26,692
Miscellaneous contract services	27,379	20,740
Board members' fees and expenses	34,939	24,321
Legal services	47,390	35,178
Miscellaneous expenses	10,633	3,214
Bad debts	—	5,447
	<u>4,243,873</u>	<u>3,737,260</u>
NET INCOME FOR THE YEAR	<u>163,581</u>	<u>415,873</u>

See accompanying notes to financial statements.

BALANCE SHEET

March 31, 1989

ASSETS

	1989 \$	1988 \$
Current		
Cash and short term deposit	176,975	125,174
Accounts receivable	134,520	246,698
Prepaid expenses	<u>39,748</u>	<u>53,921</u>
	351,243	425,793
Fixed — at cost, less accumulated depreciation (note 2)	<u>6,793,633</u>	<u>6,394,078</u>
	<u>7,144,876</u>	<u>6,819,871</u>

LIABILITIES AND RETAINED EARNINGS

	1989 \$	1988 \$
Current		
Demand Loan (note 3)	1,690,704	1,834,704
Deferred revenue (note 4)	239,161	226,463
Accounts payable and accrued liabilities	<u>495,831</u>	<u>203,105</u>
	2,425,696	2,264,272
Retained Earnings	<u>4,719,180</u>	<u>4,555,599</u>
	<u>7,144,876</u>	<u>6,819,871</u>

See accompanying notes to financial statements.

STATEMENT OF RETAINED EARNINGS for the year ended March 31, 1989.

	1989	1988
	\$	\$
Retained earnings, beginning of year	4,555,599	4,139,726
Net income for the year	<u>163,581</u>	<u>415,873</u>
Retained earnings, end of year	<u><u>4,719,180</u></u>	<u><u>4,555,599</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION for the year ended March 31, 1989.

	1989	1988
	\$	\$
Cash provided by operating activities		
Cash from operations		
Net income for the year	163,581	415,873
Add charges to operations not requiring a current cash payment		
— depreciation	343,435	324,577
— write-off of development costs	8,167	—
— (Gain) on disposal of fixed assets	<u>(450)</u>	<u>—</u>
	514,733	740,450
Net change in non-cash working capital balances related to operations	<u>287,775</u>	<u>(105,713)</u>
	802,508	634,737
Cash used in investing activities		
Acquisition of fixed assets	751,707	456,155
Proceeds on disposal of fixed assets	<u>(1,000)</u>	<u>—</u>
	750,707	456,155
Increase in cash during the year	51,801	178,582
Cash Position, beginning of year	<u>125,174</u>	<u>(53,408)</u>
Cash position, end of year	<u><u>176,975</u></u>	<u><u>125,174</u></u>

Cash position consists of all bank accounts plus all short-term deposits.
See accompanying notes to financial statements.

NOTES TO THE FINANCIAL STATEMENTS

March 31, 1989.

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements have been prepared in accordance with the generally accepted accounting principles.

(b) Fixed Assets

All fixed assets are recorded at cost. Depreciation is calculated on a straight-line basis over the useful life of the assets as follows:

	Depreciation Rate %
Land improvements	10.0
Buildings	2.5
Equipment	20.0
Parking deck and retaining wall	2.5

2. FIXED ASSETS

The objects of the Board include the creation and operation of a Wholesale Fruit and Produce Market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to Wholesalers and Growers.

Details of fixed assets at March 31, 1989 are as follows:

	1989		1988	
	Cost	Accumulated Depreciation	Cost	Accumulated Depreciation
	\$	\$	\$	\$
Land	275,604	—	275,604	—
Land Improvements	1,786,583	1,191,566	1,766,983	1,125,658
Buildings	7,229,783	3,971,112	6,905,231	3,874,030
Equipment	1,568,825	1,161,055	1,465,795	1,087,705
Parking deck and retaining wall	2,350,697	396,420	2,328,397	334,494
Construction in progress	302,294	—	73,955	—
	13,513,786	6,720,153	12,815,965	6,421,887
	(6,720,153)		(6,421,887)	
	<u>6,793,633</u>		<u>6,394,078</u>	

3. DEMAND LOAN

The demand loan bears interest at the prime rate and is guaranteed by the Province of Ontario. It must be fully repaid by December 31, 1996.

4. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals and office rentals.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 843,000 tons compared to 808,000 tons for the previous year.

	1988/89 (tons)	1987/88 (tons)
Farmers' Market	185,000	181,000
Warehouse Market	<u>658,000</u>	<u>627,000</u>
	843,000	808,000

ARRIVALS OF PRODUCE

Wholesale Market:

Rail Cars	235	434
Trucks	45,622	45,059
Farmers' Market	43,900	43,400

BUYERS

The Board has on file the names of 4,850 buyers who attend the Market.

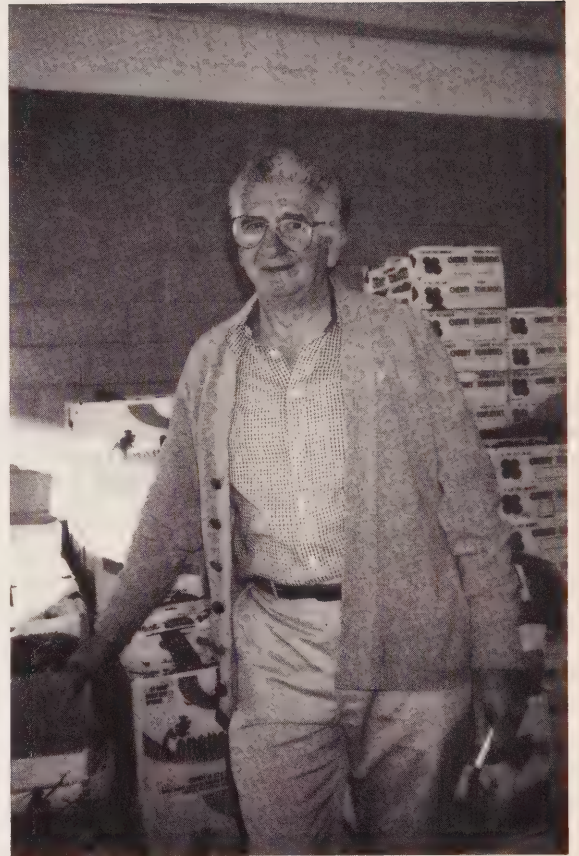
Buyers are classified as follows:

Fruit and Vegetable stores	2,163
Corporate and independent chain stores	150
Restaurants	952
Jobbers	369
Institutions	50
Miscellaneous (Meat market, florists, caterers etc)	<u>1,166</u>
	4,850

Market Faces



Bill Cudmore



Joe Melara



Daisy Lee



Fred Stevens

Market Faces



Grace Dekker



Henry Specht



Teddy Eng



Antonio Martens

FARMERS MARKET LEASEHOLDERS

Emilio Loffredo
Mike & Rita Kosem
Stanley Lament
Henry Kaczmarski
Morris M. Ivanchuk
Mrs. Sigrid Zimmerman
Joseph Chodarczewicz
Frank Pohorly
J. Zabek
Ron Rempel
Sharon Wiecha
Hans Grebe
Herbert Lilles
Jacob Fischler
Tony & Gail Heim
F. W. Smith & Sons
Peter Voogt
Boleslaw Klepka
Joseph Sgambelluri
Stanley Urysz
Mirko Kralj
Peter Mourin
Spiro Vincic
Cherry Ave. Farms
Alois Sampl
Joseph Tomljenovic
Frank Starc
John Schouwenaar
H & G Schouwenaar
Mr. Gillion
M. Saczkowski
Joseph & Anne Brennan
John W. Freeman
John J. Willms
Leonard W. Blezard
Warner Farms
Hildreth Farms Ltd.
Jack Hildreth
Stan Sobkowich
Lyle Shelton
Walter Ivanchuk
Stewart Orchards
Chester & Phyllis Kowalik
Ted Lizak Farms
Overholt Orchards
Jim Hildreth
Louis Rottier
J. R. Philbrick
Fred Stevens
Frank Kukovica

Clayton Opersko
Joseph Saliba
B & M Saliba
Giuseppe Gucciardi
Caledon Produce Farms
Frank Falbo
Dario Grisonich
Singh Rajkumar
J. D. Saliba
Jeffreys Greenhouses Inc.
Beanhaven Farms
Eugene Torok
Elias Michael
Manuel Goulart
Wiley Bros. Farms Ltd.
Salem Farm Ltd.
Steve Prokopchuk
Sunny Acre Farms
Happy Chung Farm
Rose & Wm. Scotch & Sons
Gozo Sonyi
Antonio Gammicchia
D. Fasullo
Sun Garden 87
Blue River Farm
Wing's Farm
Ham Luk
Hock Yee Wong
Ken Eng
Green Valley Farm
Chow's Farms Ltd.
Eddy Chow
Jan Hing Farm
Art Lee Farm
Chow Yim Kwan
Kun Foo Lee
Gee Young
Norman Young
Mrs. Kathy Gegeny
Jery Rudnick
Lindo Borean
John Marcucci
Atkinson Brothers
John Digirolamo Farms
George Sant
John Jr. & Ted Kwarciany
Andre Caietta
Mr. D. Krkljus
Salvatore Cipponeri
Keith Laurensen

Louis Kolonics
Creekside Gardens Ltd.
James Prins
C. Versteegh
Don Suthons
Steve Blizman
Komienski Farms Ltd.
T & D Pettitt
Teddy Eng
R & E Kowalik
A. Saliba
Ferdinando Loffredo
Sharples Greenhouses
Harry Magalas & Sons
Bianchi Brothers
Donna Yarmoluk
Vincenzo Distefano
Quintino Valerio
Leonardo Zicari
David P. Taylor
Karl Gorecki
William B. Cudmore
Paul Borcsok
Jas. J. McCarthy
Schuurman Greenhouses
John Goetz & Son
Antonio Parisi
Fred Obrist
Millgrove Greenhouses
Chris Juras
D. F. Rutherford
A. Delean
Steve Fett Jr.
Stefon Fett
R. H. Tigchelaar
Peter A. Fisher
George J. Flack
Marian S. Juras
John Laurensen
Vito De Filippis
Sy's Flowers Ltd.
P. Vander Dussen
Les Van Egmond Wholesale Florist
William H. Elliot and Sons
Donald W. Elliot
Zomer Brothers Greenhouses
Louis Debono
Joseph Mahe
Morris Kuchma
Roman Dutka

Enrico Piattelli
L & D Ferragina
Alberto Naso
Vince Pistritto
Steve Premock
Domenico Di Flaviano
John W. Glasgow
Vince Maiorano
Grassie Produce
Nick Majpruz
Don W. Latimer
Anton Folmeg
Joe Skoblenick
Mr. Antal Szabo
Terry W. Shaw
Charles Gomes
Antonio Martins
James White Florists
Henry Schultz
Alber's Greenhouses
Ron Mandryk
Gabriel & Elizabeth Fekete
Mrs. Mary Mussell
John Murre
Steve Hudec
Hal Philipp
Dmytro Kocan
Dennis G. Davis
Shing Fong Farms
Lun Sang Farm
Cho Yee Choy
Sue Brothers
Cho Shee Wan
Salvatore Gaetano & Son Garden Ltd.
Julius Jagodics
John & Julianna Gorzo
A. Macri Farms
Mr. Bohdan Lachowsky
Peter Bourak
Otto Mertens
Wayne Welsh
Les Medve & Sons
Cave Spring Orchards
Lehmann's Farm Produce Ltd.
Steve Nemeth
Bob Romaniuk
Harry P. Voogt Greenhouses
Bruno Domio
Wayne Komienski
Steve Skoblenick

Pikor Farms Ltd.
George Boncheff
Walter M. Huber
Walter Senko Sr.
Jack Kralt & Sons
Cliff Turner
Wayne Duesling
Valk Greenhouses
Gladys Jean Stys
Edward Maslona
Paul Vos Greenhouses
Rice Road Greenhouses & Garden Center
Frank Mergl
Mario Palumbo
Peter Ferragine
Rosario Riga
C. Vander Hoeven
Jack Mitchener
Peter Wildhagen
Chas. Vander Broek
Don Rusling
Andrew & Pauline Medynski
Bradford Greenhouses Ltd.
Mary Srebnik
William Vander Heyden
Kristian M. Sorensen
Murray Colwell
Hollo-Maple Farms Ltd.
Frank Busch
New Style Gardening Ltd.
Northend Gardens
Tadeusz Kalabis
Adriaan Van Elswyk
J. Pendola
W. E. McConkey & Son
Michael Kemeny
R. Ranjit
Eatrite Farms Ltd.
Jerry Kotiuk
Boz Toic Jr.
Antonio Estacio
Greg Magalas
Peter Hurkens
Z. Kocsis & Sons
George Van Andel
Martin Farms Ltd.
M. Kobylanski
Mike Shisko
W. Tuczapski
Mario Pendola

Peter Shabatura
Adolph Ditsch
Joseph Emrich
Albert L. Lambert
Holland Florist
Frank Fekete
Nabhan Ubeid
Steve Kotiuk
George Demianiw
P. Fratric
R. E. & H. Haggith & Sons
Donald Durham
Paul Holubowsky
Edgar Schlosser
William Lenko
John Andrushko
Albert Lovshin
Ernie & Susan House
G. Hiemstra
J. & R. Produce
Walter Yarmoluk
Sebastian Saraiva
Gerald Stone
Bernhard Ternes
John Lubinsky
Joseph Tchorek
Samuel Tilstra
Bartello Fruit & Farms Inc.
Arthur Taylor
Louis Bizjak
The Mill Open Air Market Ltd.
Woodland Greenhouses
Walter Bouw
Mike Holowatyj
Luigi Gucciardi
Bill & Julie Johnston
William Laurensen
Paul Desalvo
John Austin
Gerry Kalis
Sunrise Orchard
Tony Lukezic
Mrs. Angela Klaric
Lennox Farm Ltd.
Mr. P. Trach
Wayne Genovy
John Hudec
Edward Schnitzer
A. Layter
Lorien Orchards Ltd.

Edmund Nowak
Stanley Vasarajs
Mr. Tom Aitkin
Uptown Farm Produce
Frank Poole
William Homecko
Karl Kovacs
Carlo Meleca
Fred Eyman Farm
F. Szczuczko
George Culp
George Feddema
Mr. Ted Smeenk
Pauline & Nick Tybin
Joe Sroka
Ray Varga
Joe Mezei
Harry Tyios
Skarja Greenhouses
Grebenc Farms
Mr. Ronald F. A. Webb
Frank Krizay
Gurham Singh & S.S. Nandra
Bruno Skubel
Johannes Tool
Vic Scott
Midtown Farms
Shermar Greenhouses
Theodor Kowalenko
Francis Smith
Frank Proracki
John & Maria Oliveira
Leslie Fekete
John Langendoen
Woodbridge Veg. Farms
Steve Ivancic
Thomas Kozak & Sons
John Burbridge
Mr. G. Monteforte
T. Emslie
Wayne Garnham
David Deli
John Rusyn
Sitko Farms
Nirmal Jauhal
A. B. Jackson & Sons

Tony Smyrechinsky
Fernlea Flowers Ltd.
Borowsky Farm Ltd.
Guido Desplenter
Martins Family Fruit Farm
Mr. H. Ostromecki
John Decroos
John P. Hotner
Vincent Turco
Andy McCready
Chwastyk Bros. Prod.
Huszczko Bros. Ltd.
Freskiw Farms
Mrs. G. Schneider
David White
Joseph Benedetto
Teresa Piazza
John Birk
Casey's Greenhouses
Westbrook Greenhouses Ltd.
Jose Ferreira
David Castelo
Rabbani Orchards
Walter Sroka
Gan De Dreu
Theodor Jahnke
Grant Hyde
Rudy or Raymond Werbicky
William Carewsky
Harold Zumpe
N. Pappani
Stanley Burke
Kevin Miles
Joseph Sosnicki
Bonnet's Nursery & Greenhouses
Dutch Mill Gardens
Zomer Gardens
Martin Lukezic
Joseph Zalec
W. Prokopchuk
Ed Lukezic
River Road Produce
W. W. Cheung
Economy Farmers Market Ltd.
Marcel Ulen
Louis & Olga Deli

Cherneys Flowers
Adams Greenhouses & Fruit Farm
Gus Wagenmaker & Son Grhs.
Mr. & Mrs. E. Witzke
Edward Debono
Kwong Choo
Sunnyridge Growers
Sarkis Jabbour
Willy Naka
W. Ytsma
A. Binnendyk
Douglas A. Chantler
Gaetano's Green Acres Inc.
C & H Gardens
Pineholm Farms
Charles Tannous
Lakeshore Produce Ltd.
Sam Elias
Louis Fracchioni
Antoine Peters
Leo Visser
Mr. A. Koornneef
Groenewegen & Sons Produce Ltd.
Louis Aziz
Bill Zakaria
Paul Thomas
Scarafile Produce
John Dzamba
Transway Produce
Ed Sobkowich Greenhouses Ltd.
Migliore Farm Produce
Omar Farms
Joseph Tiveron & Sons
Hugh Lockett
Orest Bartkiw
James D. Cerasani
Streef Produce Ltd.
Gerald Engberts
Bayshore Vegetable Shippers Ltd.

Meyers Fruit Farms Inc.
P.A. Clarkson
J.J. Van Der Marel
Nyland Greenhouses
Vanderburgh Farms
H. Dekker Ltd.
P. Ravensbergen & Sons Ltd.
John De Vries
Vandergrift Wholesale Florist
Pasquale Montalbano
Mr. J. L. Boot
John Van Doorn
Richard Kwarciany Jr.
Jenny & Edward Zamecnik
Graaskamp Family Egg Ranch
Mr. John Nanowski
Mr. Peter Van Brugge
Dick Wolfert
Neufeld Farms Limited
Gatto Flowers Distributing Inc.
Nyland Wholesale
Posie Packer Inc.

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING	A	B
1 Dominion Citrus & Drugs	102a, 102 104, 106	
2 Tomato King Produce Co. Ltd.	108	
3 Brostal Holdings Inc.	110	
4 Italian Produce	112	
5 Rite Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
6 Ontario Tree Fruits Ltd.	120a, 122	
7 Stronach & Sons Ltd.	124, 126	
8 Lamantia & Russell Produce Ltd.	128, 130	
9 North American Produce Buyers Ltd.	132	
10 C. Charles & Co. (1973) Ltd.	134	
11 Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12 Gambles Produce Limited	138, 140	142, 144
13 Sun Spud Produce		146
14 Gus Amodeo Produce Ltd.		148
15 Capuccitti, Rocco & Gordon		150
NORTH WING		
16 White & Company, The	101a, 101 103	
17 P. Culotta & Co. Ltd.	105, 107	
18 Mitchell Pacific (1985) Co.	109, 111	
19 King & Raphael, Toronto	113	
20 Provincial Fruit Co. Ltd.	115, 117 119	
21 F.G. Lister & Co. Ltd.	121a, 121 123, 125	
22 Lenson Celery (1975) Ltd.	127, 129	
23 Morris Brown & Sons Ltd.	131	
24 Mel-O-Ripe Banana Brands Limited	133	
25 Bison's Produce Buyers Inc.	135	
26 Canadian Fruit & Produce Co. Inc.	137	
27 Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
28 Veg Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
 B-units are auxiliary units flanking the Cold Storage facilities.



OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
King & Raphael, Toronto
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
Merchants Association
Lenson Celery (1975) Ltd.
B & G Vetere Wholesale Ltd.
Wm. L. Rutherford Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Merit Truck Brokers Inc.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gambles Produce Limited
Ontario Fruit and Vegetable Growers
Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
B & M Brokerage
Canadian Fruit Wholesalers Association
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Kelly Orchards Ltd.
Bison's Produce Buyers Inc.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

A. Collins, Chairman	Woodbridge
J. Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
K. Collver	Simcoe
C. Coppa	Ajax
W. Giles	Toronto
J. Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer

Assistant General Manager

T. Chowns, Operations Manager

H. Specht, S/Sgt. of Police

R. Osborne, Cold Storage Manager

QFT

36th ANNUAL REPORT

MARCH 31st, 1990



ONTARIO FOOD TERMINAL BOARD



CONTENTS:

- 1 Submission to the Ontario Minister of Agriculture and Food
- 2 Statement of Operations years ended March 31, 1990 and 1989
- 3 Balance Sheet March 31, 1990
- 4 Statement of Retained Earnings years ended March 31, 1990 and 1989
Statement of Changes in Financial Position 1990 and 1989
- 5 Notes to Financial Statements March 31, 1990
- 6 Tonnage, Arrivals and Buyers
- 7 Ontario Food Terminal Scenes
- 8 Farmers Market leaseholders
- 9 Warehouse leaseholders
- 10 Office leaseholders, short term leaseholders — restaurants, the Board and Staff

Buyer's Court in winter



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8

August 8, 1990

The Honourable David Ramsay
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-sixth annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1990.

The financial statements on the following pages show the Fiscal 1990 results compared with the previous year ended March 31, 1989. The net income for the year was \$57,894 compared with \$163,581 in 1989. The main reason for the decrease was because of higher than anticipated expenses in realty and business taxes, repairs and maintenance, interest costs, insurance and legal fees.

Capital expenditures totalled \$864,169 and included the following major projects: the architects fees for the C Units \$111,893; the construction in progress for the new cold storage addition \$480,275; dock resurfacing \$41,140; additions to the waste recycling area \$21,425; new telephone ducts and conduits \$15,340; additions to the waste compactor \$16,704; a new police car \$14,425 and tenants waste removal bins \$17,841.

The overall tonnage received at the Terminal during the year was 840,750 tons compared with 843,000 tons in Fiscal 1989. The reason for this decrease was the freeze in Florida, which affected market tonnage in January and February.

Construction of the Board's new cold storage started in February 1990 and should be completed by November 1, 1990 in time for the Christmas period.

In closing I would like to offer my thanks to my fellow Directors and Board staff along with the Buyers, Tenants, Suppliers and personnel from the Ministry of Agriculture for their support and assistance during the past year.

Yours sincerely,

A handwritten signature in cursive script that reads "Allan Collins".

Allan Collins,
Chairman of the Board.

STATEMENT OF OPERATIONS

Year ended March 31, 1990.	1990	1989
REVENUE	\$	\$
Rents	3,356,055	2,915,431
Cold storage	998,980	965,547
Entrance fees	503,094	470,742
Other income	10,391	18,468
Services	7,794	6,996
Realty taxes recovered	3,178	11,256
Interest income	1,607	19,014
	<u>4,881,099</u>	<u>4,407,454</u>
EXPENSES		
Salaries and benefits	1,714,793	1,524,610
Realty and business taxes	888,611	796,389
Waste removal	597,356	423,607
Depreciation	368,600	343,435
Repairs and maintenance	294,302	268,349
Interest expense — demand loan (note 4)	220,660	201,784
Electric power	198,270	194,293
Operating supplies and expense	140,980	141,276
Fuel	76,812	77,161
Office expenses	51,632	60,637
Insurance	48,370	43,335
Water	41,165	18,066
Rent expense — Hydro land	30,343	30,590
Miscellaneous contract services	31,962	27,379
Board members' fees and expenses	28,703	34,939
Legal services	42,790	47,390
Miscellaneous expenses	45,154	10,633
Bad debts	2,702	—
	<u>4,823,205</u>	<u>4,243,873</u>
NET INCOME FOR THE YEAR	<u>57,894</u>	<u>163,581</u>

The accompanying notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1990

ASSETS

	1990 \$	1989 \$
Current		
Cash and short term deposit	—	176,975
Accounts receivable	204,368	134,520
Prepaid expenses	<u>45,728</u>	<u>39,748</u>
	250,096	351,243
Fixed assets (note 3)	<u>7,288,432</u>	<u>6,793,633</u>
	<u>7,538,528</u>	<u>7,144,876</u>

LIABILITIES AND RETAINED EARNINGS

	1990 \$	1989 \$
Current		
Bank indebtedness	81,785	—
Demand loan (note 4)	1,771,704	1,690,704
Deferred revenue (note 5)	520,118	239,161
Accounts payable and accrued liabilities	<u>387,847</u>	<u>495,831</u>
	2,761,454	2,425,696
Retained Earnings	<u>4,777,074</u>	<u>4,719,180</u>
	<u>7,538,528</u>	<u>7,144,876</u>

The accompanying notes are an integral part of these financial statements.

STATEMENT OF RETAINED EARNINGS for the year ended March 31, 1990.

	1990	1989
	\$	\$
Retained earnings, beginning of year	4,719,180	4,555,599
Net income for the year	<u>57,894</u>	<u>163,581</u>
Retained earnings, end of year	<u><u>4,777,074</u></u>	<u><u>4,719,180</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION for the year ended March 31, 1990.

	1990	1989
	\$	\$
Cash from operating activities		
Cash from operations		
Net income for the year	57,894	163,581
Add charges to operations not requiring a current cash payment		
— depreciation	368,600	343,435
— write-off of development costs	—	8,167
— Loss (Gain) on disposal of fixed assets	<u>735</u>	<u>(450)</u>
	427,229	514,733
 Net change in non-cash working capital balances related to operations	 <u>178,145</u> <u>605,374</u>	 <u>287,775</u> <u>802,508</u>
 Cash used in investing activities		
Acquisition of fixed assets	864,169	751,707
Proceeds on disposal of fixed assets	<u>(35)</u>	<u>(1,000)</u>
	864,134	750,707
 Increase (decrease) in cash during the year	 (258,760)	 51,801
 Cash Position, beginning of year	 <u>176,975</u>	 <u>125,174</u>
 Cash position, end of year	 <u><u>(81,785)</u></u>	 <u><u>176,975</u></u>

Cash position consists of all bank accounts plus all short-term deposits.
The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

March 31, 1990.

1. OBJECTS OF THE BOARD

The objects of the Board include the creation and operation of a Wholesale Fruit and Produce Market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to Wholesalers and Growers.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared by management in accordance with generally accepted accounting principles.

- (a) Fixed assets are recorded at cost. Depreciation on the fixed assets is provided on a straight line basis over their estimated useful lives at the following rates:

Land improvements	10.0%
Buildings	2.5%
Equipment	20.0%
Parking deck and retaining wall	2.5%

3. FIXED ASSETS

Details of fixed assets as at March 31, 1990 are as follows:

	1990			1989
	Cost	Accumulated Depreciation	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land Improvements	1,808,253	1,259,949	548,304	595,017
Buildings	7,341,288	4,076,901	3,264,387	3,258,671
Equipment	1,698,464	1,283,282	415,182	407,770
Parking deck and retaining wall	2,350,697	460,205	1,890,492	1,954,277
Construction in progress	894,463	—	894,463	302,294
	<u>14,368,769</u>	<u>7,080,337</u>	<u>7,288,432</u>	<u>6,793,633</u>

4. DEMAND LOAN

The demand loan bears interest at the prime rate and is guaranteed by the Province of Ontario. It must be fully repaid by December 31, 1996.

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, office rentals, and tender deposits on the purchase of rights to lease planned future wholesale units.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 840,750 tons compared to 843,000 tons for the previous year.

	1989/90 (tons)	1988/89 (tons)
Farmers' Market	185,400	185,000
Warehouse Market	<u>655,350</u>	<u>658,000</u>
	840,750	843,000

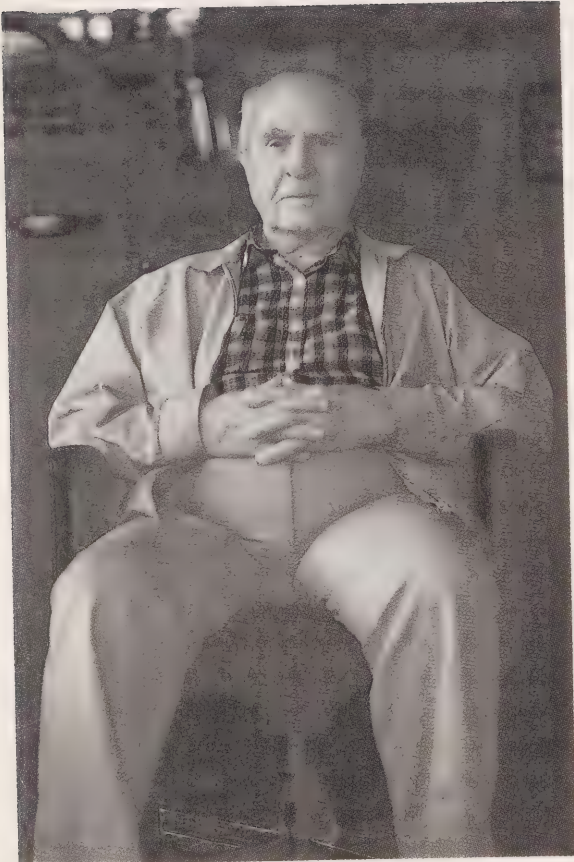
BUYERS

The Board has on file the names of 4,850 buyers who attend the Market.

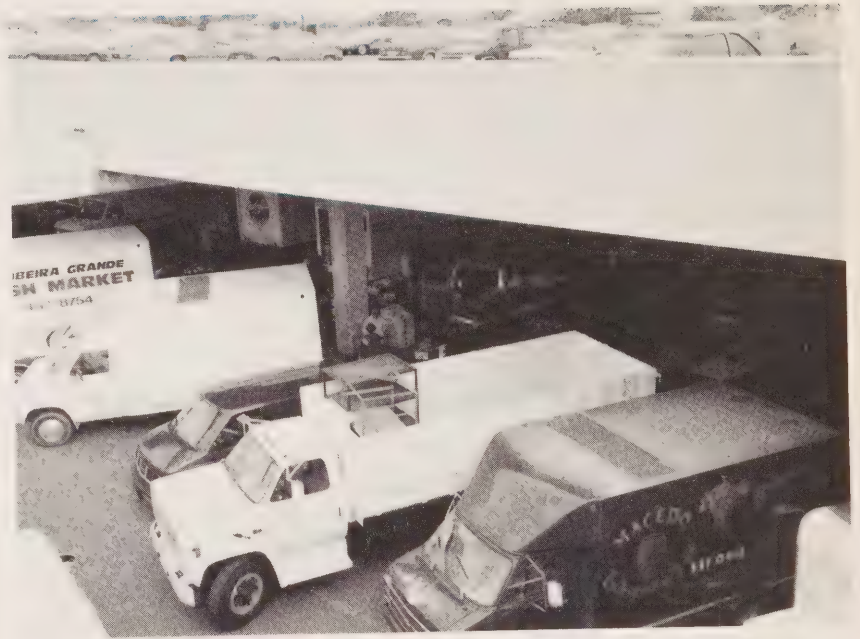
Buyers are classified as follows:

Fruit and Vegetable stores	2,175
Corporate and independent chain stores	150
Restaurants	960
Jobbers	350
Institutions	50
Miscellaneous (meat market, florists, caterers, etc)	<u>1,200</u>
	4,885

Market Scenes



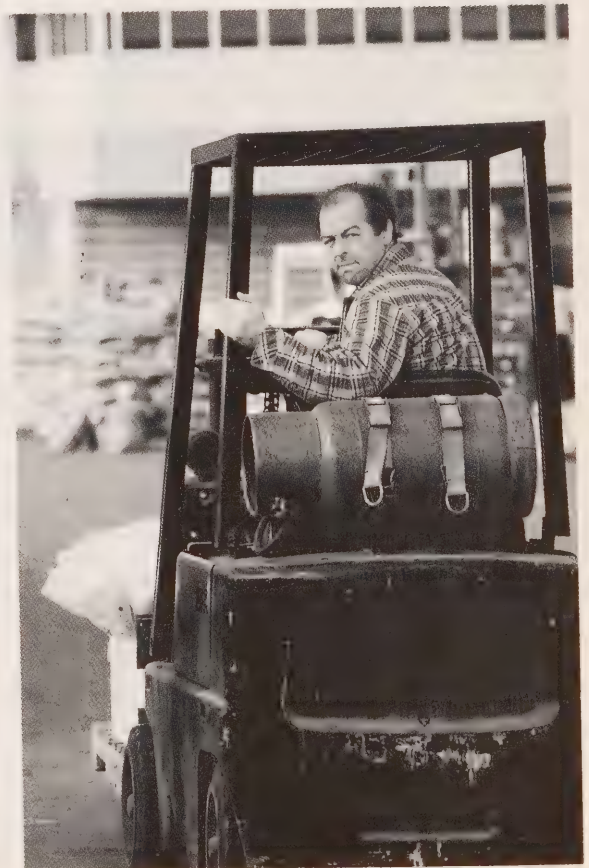
Jim McCarthy*



Cars above, Farmers Market below



Market Garden Restaurant



Kor Schuurman*

Winter Scenes



Roadway between Farmers Market and Warehouses



A winter stall scene



North roadway



Buyers Court

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
626	A V Greenhouse	929	Casey's Greenhouses
627	A V Greenhouse	933	Castelo David
923	Adams Greenhouses & Fruit Farm	531	Cave Spring Orchards
716	Aitkin Tom	647	Central Greenhouses
842	Allan Scott Greenhouses	161	Cerasani James
622	Andrushko John	1039	Chantler Douglas A
539	Andrushko Taras	1028	Cherneys Flowers
242	Atkinson Bros	319	Cherry Ave Farm
138	Aziz Louis	98	Chodarcewicz Joseph
139	Aziz Louis	229	Chow Eddy
837	Bartello Fruit Farm	227	Chow's Farm
720	Barth Dan	228	Chow's Farm
737	Barth John	517	Choy Cho Yee
160	Bartkiw Doleres	920	Chwastyk Bros Produce
176	Bayshore Veg Shippers	249	Cipponeri S
177	Beanhaven Farms	322	Clarkson P A
926	Benedetto Joseph	323	Clarkson P A
449	Benko Joe	1036	CMS 828397 Ontario
1038	Binnendyk A	525	Colonial Florists
742	Birk Farms	526	Colonial Florists
820	Bizjak Louis	527	Colonial Florists
152	Blizman Steve	442	Colwell Murray
814	Bloomsburg Greenhouses	1027	Couwenholm Farm Ltd
220	Blue River Farm	440	Creekside Gardens
184	Blyleven Walter	326	Cudmore W
315	Boeckstein Greenhouse	327	Cudmore W
411	Boncheff Geo	724	Culp George
412	Boncheff Geo	720	Dachuk Gordon
1015	Bonnets Nursery & Greenhouses	840	Danbrook Greenhouses
536	Boot J L	514	Davis Dennis
328	Borcsok Paul	936	De Dreu Jan
240	Borean L	420	De Vries John
910	Borowsky Farm Ltd	1032	Debono Edward
526	Bourak Peter	361	Debono Louis
823	Bouw Walter	914	Decroos John
928	Bozek Fred	354	DeFilippis Vito
438	Bradford Greenhouse	832	Degelder
617	Broadway Gardens	365	Dekker H Ltd
312	Bunk Egon	342	Delean A
313	Bunk Egon	816	Deli David
810	Burbridge John	310	Deli Louis
943	Burke Brian	726	Delima Jamie
634	Busch Frank	615	Demianiw George
118	C & H Gardens	829	Desalvo Paul
119	C & H Gardens	911	Desplenter Guido
524	Cacciola Rocco	243	DiGirolamo J Farm
247	Caietta Andre	743	Dionis Lorenzo
170	Caledon Produce	318	Distefano V
171	Caledon Produce	543	Ditsch A
940	Carewsky William	645	Dodd's Greenhouse

539	Domio Bruno	224	Green Valley Farm
418	Duesling Wayne	225	Green Valley Farm
618	Durham Donald	226	Green Valley Farm
1016	Dutch Mill Gardens (Ed Scharrenga)	544	Gregory Greenhouses
251	Dutka Roman	173	Grisonich D
145	Dzamba John	136	Groenewegan Neil
1026	Economy Farmers Market Ltd	137	Groenewegan Neil
127	Elias Sam	135	Groenewegen Neil
359	Elliot Donald	169	Gucciardi G
358	Elliot Wm & Sons	826	Gucciardi Luigi
1019	Elliott Jack W	841	Haakman Rob
725	Empire Orchards	937	Hanson Bruce
814	Emslie T	213	Happy Chung
163	Eng Teddy	538	Harry P Voogt Greenhouse
336	Engberts Gerald	102	Heim T & G
172	Falbo Frank	932	Herridge Donald & E
218	Fasullo D	625	Hiemstra G
507	Fekette Gabriel & Elizabeth	110	Hildreth Farms
844	Fernlea Flowers	111	Hildreth Jack
254	Ferragina L & D	112	Hildreth Jim
427	Ferragine Peter	248	Hillview Gardens
611	Ferreira Jose	230	Hing Jan
344	Fett Stefon	231	Hing Jan
343	Fett Steve Jr	443	Hollo-Maple Farms
349	Fisher Peter	825	Holowatyj Mike
348	Flack George	619	Holubowsky Paul
936	Fluit Nurseries	631	Horbach's Farms
444	Folmeg Anton	731	Horbach's Farms & Greenhouses
128	Fracchioni Louis	915	Hortner John
616	Fratric P	624	House E & S
514	Freeman Farms	413	Huber Walter
922	Freskiw Farms	839	Hudec John
1020	G M Garden Centre	510	Hudec Steve
921	G P Vegetable Farms	648	Hurkens Peter
520	Gaetano Salvatore	938	Hyde Grant
1024	Gaetano Tony	109	Ivanchuk W
117	Gaetanos	626	J & R Produce
217	Gammicchia A	1035	Jabbour Sarkis
648	Garden City Greenhouses	842	Jackson A B & Son
815	Garnham Wayne	521	Jagodics Julius
245	Gatto Flowers	522	Jagodics Julius
261	Gee Charles & Barbara	451	James White Florists
238	Gegeny K	265	Jauhal Nirmal
838	Genovy Wayne	827	Johnston Bill & Julie
421	Gilbert Flowers	714	Jordan Greenhouses
334	Goetz J & Son	340	Juras Chris
335	Goetz J & Son	341	Juras Marian
449	Gomes Charles	918	Kabara Edward
325	Gorecki Karl	95	Kaczmarski Henry
523	Gorzo John	637	Kalabis Tadeusz
258	Goulart Manuel	831	Kalis Gerry
917	Graaskamp Family Egg Ranch	641	Kemeny Michael
262	Grassie Produce	632	Kievit H (Greenacres)
733	Grebenc Farms	715	Kinlee Orchards

834	Klaric Angela	631	Lubinsky John
91	Klepka Boleslaw	222	Luk Ham
364	Knipfel J	1023	Lukezic Ed
710	Kobylanski M	1018	Lukezic Martin
513	Kocan Dmytro	833	Lukezic Tony
410	Kocsis Tom	212	Lum John
122	Kolonics Louis	516	Lun Sang Farms
123	Kolonics Louis	524	Macri Farms
153	Komienski Farms	315	Magalas H
154	Komienski Farms	362	Mahe Joseph
540	Komienski Wayne	260	Maiorano Vince
319	Konkle Michael	263	Majpruz Nick
133	Koornneef A	506	Mandryk Ron
134	Koornneef A	743	Mannoe George
97	Kosem Mike & Rita	734	Maple Lane Farms
108	Kowalik C & P	100	Marchalewicz John
164	Kowalik R & E	241	Marcucci J
727	Kowaluk Dennis	739	Mario Vegetable Farm
750	Kozak Thomas & Sons	646	Marques John
627	Kralj Mirko	651	Martin Farms Ltd
416	Kralt Jack & Sons	129	Martins Antonio
735	Krizay Frank	912	Martins Family Fruit Farm
363	Kuchma Morris	331	McCarthy Jim
115	Kukovica Frank	332	McCarthy Jim
233	Kwan Chow Yim	640	McConkey W E & Sons
246	Kwarciany J & T	94	McGillion M
812	Kwarciany Richard Jr	529	Medve Les & Sons
729	Lach Joseph	530	Medve Les & Sons
525	Lachowsky Bohdan	437	Medynski A & P
614	Lagerwerf Ken	721	Meleca Carlo
126	Lakeshore Produce	425	Mergl Frank
610	Lambert Al	527	Mertens Otto
257	Lament S	320	Meyers Fruit Farm
747	Langendoen John	629	Miles Kevin
264	Latimer Don	719	Milicic Ivan
823	Latour Jeltje	339	Millgrove Greenhouse
352	Laurensen John	433	Mitchener Jack
353	Laurensen John	615	Moes Greenhouses
250	Laurensen Keith	616	Moes Greenhouses
828	Laurensen William	826	Mona Lisa Gardens Ltd
841	Layter A	511	Montalbano Pasquale
232	Lee Art	813	Monteforte G
234	Lee Kun Foo	509	Murre John
532	Lehmans Farm	649	Naka Willy
533	Lehmans Farm	255	Naso Alberto
621	Lenko William	534	Nemeth Steve
835	Lennox Farm Ltd	535	Nemeth Steve
149	Lizak T Farms	1013	Neufeld Farms Limited
159	Lockett Mary	635	New Style Gardening
722	Lockview Greenhouses	531	Nicol Florists
513	Loffredo Emilio	636	North End Gardens
311	Loffredo F	726	Northview Greenhouses
713	Lorien Orchards Ltd	714	Nowak Edmond
623	Lovshin Albert	346	Nyland Greenhouse

1021	Nyland Wholesale	96	Sampl Alois
338	Obrist Fred	628	Saraiva Sebastian
745	Oliveira John & Maria	144	Scarafile Produce
155	Omar Farms	619	Scharringa Greenhouses
156	Omar Farms	620	Scharringa Greenhouses
166	Opersko C	620	Schlosser Edgar
913	Ostromecki H	544	Schnitzer Ed
317	Overholt Orchards	104	Schouwenaar H & G
426	Palumbo Mario	103	Schouwenaar J
942	Pappani N	333	Schuurman Greenhouse
423	Paul Vos Greenhouse	214	Scotch W
930	Pedro Gilbert	215	Scotch W
639	Pendola John	446	Scott Street Greenhouse
541	Pendola Mario	414	Senko Walter
130	Peters Antoine	647	Sgambelluri J
837	Pete's Perennials	542	Shabatura Peter
162	Pettitt Bros	314	Sharples Greenhouse
150	Philbrick J R	448	Shaw Terry
512	Philipp Hal	105	Shelton Lyle
252	Piattelli Enrico	741	Shermar Greenhouses
927	Piazza Teresa	515	Shing Fong Farms
120	Pineholm Farms	711	Shisko Mike
120	Pineholm Farms	736	Singh Gurnham
121	Pineholm Farms	174	Singh R
256	Pistritto Vince	818	Sitko Farms
92	Pohorly Frank	732	Skarja Greenhouses
718	Poole Frank	364	Skoblenick Joe
628	Posavad J	446	Skoblenick Steve
721	Posavad Rudy	612	Skubel Bruno
1040	Posie Packer Inc	448	Sleepy Hollow Flowers Inc
723	Postma's Greenhouse	504	Smeenk Ted
143	Prins James	93	Smith F W & Sons
210	Prokopchuk Steve	643	Smith Francis
1022	Prokopchuk W	644	Smith Norman
744	Proracki Frank	843	Smyrechinsky Tony
824	Puglisi Salvatore	147	Sobkowich Ed
740	R & W Orchards	148	Sobkowich Ed
642	Ranjit R	114	Sobkowich Stan
415	Ravensbergen	216	Sonyi Gozo
840	Reschner John	441	Sorensen Kristian
424	Rice Road Greenhouse	1014	Sosnicki Joseph
428	Riga Rosario	528	Spaans William
537	Romaniuk Bob	360	Spring Valley Gardens Inc
337	Rottier Louis	439	Srebnik Mary
239	Rudnick J	728	Sroka Joe
436	Rusling Don	617	Sroka Walter
817	Rusyn John	425	Staalduinen Floral Ltd
186	Salem Farm Ltd	116	Starc Frank
165	Saliba A	811	Steele David W
168	Saliba B & M	422	Stevens Fred
175	Saliba J D	107	Stewart Orchards
167	Saliba Joseph	1025	Storehouse Farms
164	Saliba M	180	Streef Produce
173	Saliba Paul	181	Streef Produce

421	Stys Gladys Jean	818	Vander Knyff Arie
518	Sue Brothers	350	Vanderburgh Farms
219	Sun Garden '87	351	Vanderburgh Farms
211	Sunny Acre Farm	431	Vandergrift Wholesale
1034	Sunnyridge Growers	731	Vanderkooy Harry
820	Sunnyside Flowers	612	Vanegmond Harry & Sons
151	Suthons Don	450	Vangeest Gardens
355	Sy's Flowers Ltd	259	Vasarajs Stanley
447	Szabo Antal	832	Veens Gerry & Irene
723	Szczuczko F	932	Vincic Dusan
124	Tannous Charles	316	Vincic Spiro
125	Tannous Charles	744	Virgil Greenhouses
819	Taylor Arthur	131	Visser Leo
324	Taylor David	132	Visser Leo
632	Tchorek Joseph	99	Voogt Peter
630	Ternes Bernhard	749	Vos Henry
924	The Greenhouse	1025	Voskamp Greenhouses
821	The Mill Open Air Market Ltd	839	Voskamp J
141	Thomas Paul	1030	Wagenmaker Gus & Sons
142	Thomas Paul		Greenhouses
345	Tigchelaar R H	729	Walgrave R & W Greenhouses
633	Tilstra Samuel	184	Walnut Valley Farm (e. Michael)
730	Tintern Gardens	519	Wan Cho Shee
157	Tiveron J & Sons	113	Warner Farms
158	Tiveron J & Sons	937	Waterfront Nurseries
645	Toic Boz Jr	528	Welsh Wayne
738	Tool Johannes	939	Werbicky Rudy or Raymond
146	Transway Produce	347	Westbrook Greenhouse
1031	Tree Valley	622	Westland Gardens
182	Triad Produce	623	Westland Gardens
183	Triad Produce	925	White David
712	Tuczapski W	434	Wildhagen Peter
1029	Tuczynski John	185	Wiley Bros Farms Ltd
916	Turco Vincent	106	Willms John
417	Turner Cliff	1033	Wilson J H (Jeff)
727	Tybin Pauline & Nick	221	Wings Farm
253	Tyios Harry	508	Witzke E
613	Ubeid Nabhan	1011	Wolfert Dick
717	Uptown Farm Produce	223	Wong Hock Yee
101	Urysz Stanley	748	Woodbridge Veg Farm
419	Valk Greenhouse	822	Woodland Greenhouses (H Donders)
650	Van Andel George	235	Young Gee
931	Van Brugge Peter	236	Young Norman
836	Van Der Kooi Joe	1037	Ytsma W
329	Van Der Marel Joe	140	Zakaria Bill
330	Van Der Marel Joe	237	Zamecnik (E.Z. Grow)
830	Van Eck Greenhouses	429	Zdriluk A M
638	Van Elswyk Adrian	430	Zdriluk Mary
934	Van Goethem Mark	321	Zicari L
410	Van Vliet Bros	614	Zimmerman Sigrid
435	Vanden Broek Chas	357	Zomer Bros Greenhouse
356	Vander Dussen P	1017	Zomer Gardens
432	Vander Hoeven C	746	Zumpe Harold
817	Vander Knyff Arie	815	Zwinkels Greenhouses

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING

	A	B
1 Dominion Citrus & Drugs	102a, 102 104, 106	
2 Tomato King Produce Co. Ltd.	108	
3 Brostal Holdings Inc.	110	
4 Italian Produce	112	
5 Rite Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
6 Ontario Tree Fruits Ltd.	120a, 122	
7 Stronach & Sons Ltd.	124, 126	
8 Lamantia & Russell Produce Ltd.	128, 130	
9 North American Produce Buyers Ltd.	132	
10 C. Charles & Co. (1973) Ltd.	134	
11 Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12 Gambles Produce Limited	138, 140	142, 144
13 Sun Spud Produce		146
14 Gus Amodeo Produce Ltd.		148
15 Capuccitti, Rocco & Gordon		150
NORTH WING		
16 White & Company, The	101a, 101 103	
17 P. Culotta & Co. Ltd.	105, 107	
18 Mitchell Pacific (1985) Co.	109, 111	
19 King & Raphael, Toronto	113	
20 Provincial Fruit Co. Ltd.	115, 117 119	
21 F.G. Lister & Co. Ltd.	121a, 121 123, 125 127, 129	
22 Lenson Celery (1975) Ltd.	131	
23 Morris Brown & Sons Ltd.	133	
24 Mel-O-Ripe Banana Brands Limited	135	
25 Trio Importing (No. 2) Company Ltd.	137	
26 Canadian Fruit & Produce Co. Inc.	139a, 139	141b, 143 145, 147 149, 151 153, 155
27 Ontario Produce Company		157, 159 161b
28 Veg Pak Produce Company Ltd.		

Note: A-units are selling units fronting on the Buyers' Court

B-units are auxiliary units flanking the Cold Storage facilities.



OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
 Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
 Merchants Association
Lenson Celery (1975) Ltd.
B & G Vetere Wholesale Ltd.
Wm. L. Rutherford Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Mutual Brokers (Toronto) Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Italian Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gambles Produce Limited
Ontario Fruit and Vegetable Growers
 Association
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
B & M Brokerage
Canadian Fruit Wholesalers Association
Geo. Deslauriers (1975) Inc.
Bruce Collings Ltd.
Regal Produce Brokerage Central Inc.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Kelly Orchards Ltd.
Lakeshore Fruit (Toronto) Ltd.
Morris Brown & Sons Co. Ltd.
Willowdale Produce Co. Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

Allan Collins, Chairman	Woodbridge
Joe Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
Keith Collver	Simcoe
Wayne Giles	Toronto
John Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
 Assistant General Manager
T. Chowns, Operations Manager
H. Specht, S/Sgt. of Police
R. Osborne, Cold Storage Manager

QFT

37th ANNUAL REPORT

MARCH 31st, 1991



ONTARIO FOOD TERMINAL BOARD



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Warehouse leaseholders	
Office leaseholders, short term leaseholders — restaurants, the Board and Staff	



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 13, 1991

The Honourable Elmer Buchanan
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-seventh annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1991.

The financial statements on the following pages show the Fiscal 1991 results compared with the previous year ended March 31, 1990. The operating income for the year was \$79,056 compared with \$57,894 in 1990. The Board, however, experienced a net loss for the year of \$104,919 because of the write off of two discontinued capital projects. The write off amounted to \$183,975 and included the cost of the finished architectural drawings and specifications for the addition to the Board's Farmers' Market cover and parking deck and the initial phase of the "C" unit new produce selling units project.

The Board's new cold storage addition was completed and fully operational in March. The Board also built a new maintenance garage along with additional buyers dock space for larger trucks.

The total capital expenditures for the year including the new projects amounted to \$4,417,382.

The tonnage of produce sold at the Terminal increased to 842,000 tons when compared to Fiscal 1990. This represents an increase of 1,250 tons. The tonnage in the Warehouse section of the Terminal decreased by 13,350 tons while the tonnage in the Farmers' Market section increased by 14,600 tons.

In closing and on behalf of my fellow directors, I would like to offer my thanks to all those who have assisted the Board over the past year including the buyers and personnel from the Ministry of Agriculture.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD



Allan Collins,
Chairman of the Board.

STATEMENT OF OPERATIONS

Year ended March 31, 1991.	1991	1990
REVENUE	\$	\$
Rents	3,569,607	3,356,055
Cold storage	992,588	998,980
Entrance fees	501,158	503,094
Other income	4,304	10,391
Services	3,949	7,794
Realty taxes recovered	—	3,178
Interest income	—	1,607
	<u>5,071,606</u>	<u>4,881,099</u>
EXPENSES		
Salaries and benefits	1,863,041	1,714,793
Realty and business taxes	958,092	888,611
Waste removal	638,031	597,356
Depreciation	376,948	368,600
Repairs and maintenance	270,270	294,302
Interest expense — demand loan (note 4)	200,987	220,660
Electric power	207,254	198,270
Operating supplies and expense	114,170	140,980
Fuel	66,701	76,812
Office expenses	63,154	51,632
Insurance	53,527	48,370
Water	33,281	41,165
Rent expense — Hydro land	27,931	30,343
Miscellaneous contract services	45,706	31,962
Board members' fees and expenses	27,239	28,703
Legal services	41,930	42,790
Miscellaneous expenses	4,288	45,154
Bad debts	—	2,702
	<u>4,992,550</u>	<u>4,823,205</u>
Operating income	79,056	57,894
Discontinued capital projects (note 6)	<u>(183,975)</u>	<u>—</u>
NET (LOSS) INCOME FOR THE YEAR	<u>(104,919)</u>	<u>57,894</u>

The accompanying notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1991

ASSETS

	1991 \$	1990 \$
Current		
Cash	6,580	—
Accounts receivable	258,296	204,368
Prepaid expenses	<u>75,059</u>	<u>45,728</u>
	339,935	250,096
Fixed assets (note 3)	<u>11,144,892</u>	<u>7,288,432</u>
	<u><u>11,484,827</u></u>	<u><u>7,538,528</u></u>

LIABILITIES AND RETAINED EARNINGS

	1991 \$	1990 \$
Current		
Bank indebtedness	—	81,785
Demand loan (note 4)	6,024,704	1,771,704
Accounts payable and accrued liabilities	383,785	387,847
Deferred revenue (note 5)	229,371	222,206
Deposits	<u>174,812</u>	<u>297,912</u>
	6,812,672	2,761,454
Retained Earnings	<u>4,672,155</u>	<u>4,777,074</u>
	<u><u>11,484,827</u></u>	<u><u>7,538,528</u></u>

The accompanying notes are an integral part of these financial statements.

STATEMENT OF RETAINED EARNINGS for the year ended March 31, 1991.

	1991	1990
	\$	\$
Retained earnings, beginning of year	4,777,074	4,719,180
Net (loss) income for the year	<u>(104,919)</u>	<u>57,894</u>
Retained earnings, end of year	<u><u>4,672,155</u></u>	<u><u>4,777,074</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION for the year ended March 31, 1991.

	1991	1990
	\$	\$
Cash provided by (used in)		
Operating activities		
Net (loss) income for the year	(104,919)	57,894
Depreciation	376,948	368,600
Loss on disposal of fixed assets	—	735
Discontinued capital projects	<u>183,975</u>	<u>—</u>
	456,004	427,229
Net change in non-cash working capital balances	<u>(203,257)</u>	<u>97,145</u>
	252,747	524,374
Investing activities		
Additions to fixed assets	<u>(4,417,382)</u>	<u>(864,134)</u>
Financing activities		
Increase in demand loan	<u>4,253,000</u>	<u>81,000</u>
Increase (decrease) in cash during the year	88,365	(258,760)
Cash (bank indebtedness), beginning of year	<u>(81,785)</u>	<u>176,975</u>
Cash (bank indebtedness), end of year	<u><u>6,580</u></u>	<u><u>(81,785)</u></u>

NOTES TO FINANCIAL STATEMENTS

March 31, 1991.

1. NATURE OF OPERATIONS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared by management in accordance with generally accepted accounting principles.

Fixed assets are recorded at cost. Depreciation on the fixed assets is provided on a straight line basis over their estimated useful lives at the following rates:

Land improvements	10 years
Buildings	40 years
Equipment	5 years
Parking deck and retaining wall	40 years

Interest expense relating to major capital expenditures is capitalized by a charge to fixed asset additions when significant interest costs will be incurred before the capital facility commences operation.

3. FIXED ASSETS

Details of fixed assets as at March 31, 1991 are as follows:

	1991		1990
	Cost	Accumulated Depreciation	Net Book Value
	\$	\$	\$
Land	275,604	—	275,604
Land Improvements	1,857,641	1,330,134	527,507
Buildings	7,357,903	4,184,680	3,173,223
Equipment	1,796,344	1,418,480	377,864
Parking deck and retaining wall	2,350,697	523,990	1,826,707
Construction in progress	4,963,987	—	4,963,987
	<u>18,602,176</u>	<u>7,457,284</u>	<u>11,144,892</u>

During the year, \$287,075 of interest expense was capitalized and included in fixed assets.

4. DEMAND LOANS

Demand loans comprise the following:

Demand loan bearing interest at the prime rate
and guaranteed by the Province of Ontario.

It must be fully repaid by December 31, 1996

\$ 1,414,704

Demand loan bearing interest at 10.70% due
April 5, 1991 supported by a Letter of
Understanding not to sell, further mortgage
or otherwise encumber property located
at 165 The Queensway

4,610,000

\$ 6,024,704

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals and office rentals.

6. DISCONTINUED CAPITAL PROJECTS

The proposed expansion of the parking deck and the development of "C Unit" produce selling units has been deferred indefinitely. Consequently the net related cost of these projects has been charged against operations for the year.

7. COMPARATIVE AMOUNTS

Comparative amounts have been restated to conform with the current year's presentation.

TONNAGE

Overall tonnage handled at the Terminal for the fiscal year amounted to 842,000 tons compared to 840,750 tons for the previous year.

	1990/91 (tons)	1989/90 (tons)
Farmers' Market	200,000	185,400
Warehouse Market	<u>642,000</u>	<u>655,350</u>
	842,000	840,750

BUYERS

The Board has on file the names of 5,250 buyers who attend the Market.

Buyers are classified as follows:

Fruit and Vegetable stores	2,300
Corporate and independent chain stores	150
Restaurants	960
Jobbers	350
Institutions	50
Miscellaneous (meat market, florists, caterers, etc)	<u>1,440</u>
	5,250

EXPANSION PROJECT

In March of 1991, the new Cold Storage facility became operational. The storage, which is built on two levels (a basement and first floor), comprises approximately 37,000 square feet. The basement level accommodates both cold storage and warehouse space. The addition of this facility brings the total cold storage square footage to approximately 87,000 square feet.

Access to the basement level is accomplished via freight elevators. In addition to the cold storage facility, a large covered dock which accommodates 12 trucks was incorporated into the design. The South Train Bay adjacent to the existing storage was filled in to provide a wide passageway to the new Buyers' Dock.

The old boiler room was demolished to accommodate the storage and a new maintenance garage was built.



New dock and ramp to ground level



Corridor outside room 7



New Cold Storage adjacent to Receiving

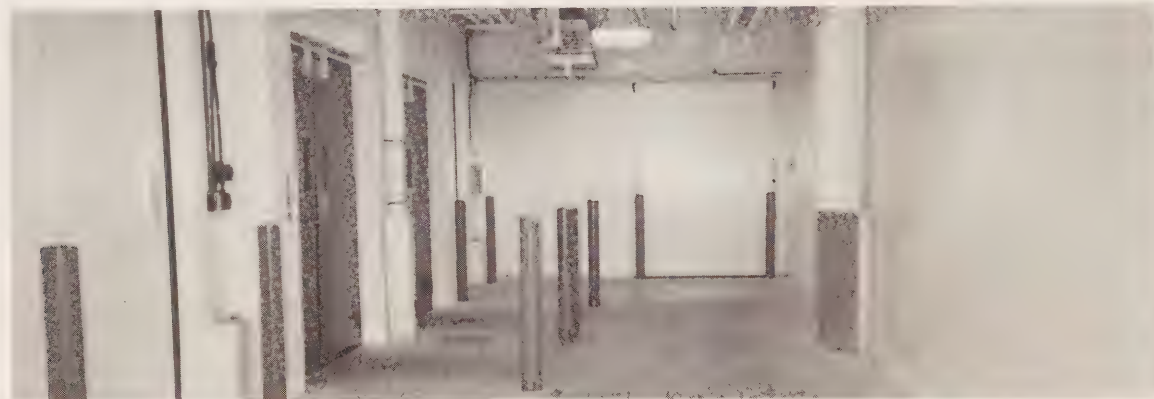
NEW COLD STORAGE SCENES



Buyers' dock at south side of Storage



New Buyers' loading dock



Basement corridor

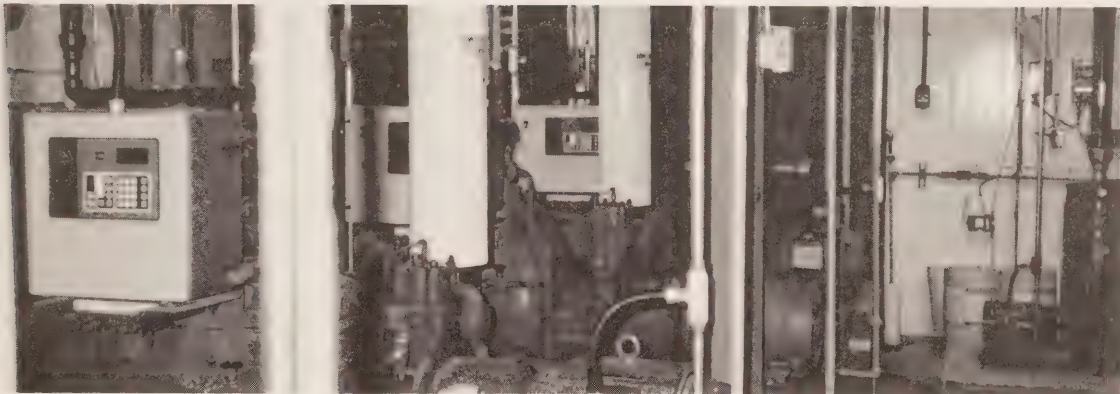


Basement Storage Room

NEW COLD STORAGE SCENES



East end of Storage



New Mechanical Room



Main Corridor



Main floor Storage Room

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
626	A V Greenhouse	810	Burbridge John
627	A V Greenhouse	943	Burke Brian
923	Adams Greenhouses & Fruit Farm	634	Busch Frank
716	Aitkin Tom	118	C & H Gardens
842	Allan Scott Greenhouses	119	C & H Gardens
539	Andrushko Taras	524	Cacciola Rocco
242	Atkinson Bros	247	Caietta Andre
138	Aziz Louis	170	Caledon Produce
139	Aziz Louis	171	Caledon Produce
837	Bartello Fruit Farm	940	Carewsky William
720	Barth Dan	929	Casey's Greenhouses
737	Barth John	933	Castelo David
160	Bartkiw Doleres	531	Cave Spring Orchards
176	Bayshore Veg Shippers	647	Central Greenhouses
177	Beanhaven Farms	161	Cerasani James
926	Benedetto Joseph	1039	Chantler Douglas A
449	Benko Joe	1028	Cherneys Flowers
1038	Binnendyk A	319	Cherry Ave Farm
742	Birk Farms	98	Chodarcewicz Joseph
820	Bizjak Louis	229	Chow Eddy
152	Blizman Steve	227	Chow's Farm
814	Bloomsburg Greenhouses	228	Chow's Farm
220	Blue River Farm	517	Choy Cho Yee
184	Blyleven Walter	249	Cipponeri S
315	Boekestin Greenhouse	322	Clarkson P A
411	Boncheff Geo	323	Clarkson P A
412	Boncheff Geo	1036	CMS 828397 Ontario
1015	Bonnets Nursery & Greenhouses	525	Colonial Florists
536	Boot J L	526	Colonial Florists
328	Borcsok Paul	527	Colonial Florists
240	Borean L	442	Colwell Murray
910	Borowsky Farm Ltd	1027	Couwenholm Farm Ltd
526	Bourak Peter	440	Creekside Gardens
928	Bozek Fred	326	Cudmore W
438	Bradford Greenhouse	327	Cudmore W
617	Broadway Gardens	724	Culp George
312	Bunk Egon	720	Dachuk Gordon
313	Bunk Egon	840	Danbrook Greenhouses

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
514	Davis Dennis	844	Fernlea Flowers
936	De Dreu Jan	254	Ferragina L & D
420	De Vries John	427	Ferragine Peter
1032	Debono Edward	611	Ferreira Jose
361	Debono Louis	344	Fett Stefon
914	Decroos John	343	Fett Steve Jr
354	DeFilippis Domenic	349	Fisher Peter
832	Degelder	348	Flack George
365	Dekker H Ltd	936	Fluit Nurseries
342	Delean A	444	Folmeg Anton
816	Deli David	128	Fracchioni Louis
310	Deli Louis	616	Fratric P
726	Delima Jamie	514	Freeman Farms
615	Demianiw George	922	Freskiw Farms
829	Desalvo Paul	1020	G M Garden Centre
911	Desplenter Guido	921	G P Vegetable Farms
243	DiGirolamo J Farm	520	Gaetano Salvatore
743	Dionis Lorenzo	1024	Gaetano Tony
318	Distefano V	117	Gaetanos
543	Ditsch A	217	Gammicchia A
645	Dodd's Greenhouse	648	Garden City Greenhouses
539	Domio Bruno	815	Garnham Wayne
418	Duesling Wayne	245	Gatto Flowers
618	Durham Donald	261	Gee Charles & Barbara
1016	Dutch Mill Gardens (Ed Scharrenga)	238	Gegeny K
251	Dutka Roman	838	Genovy Wayne
1026	Economy Farmers Market Ltd	421	Gilbert Flowers
127	Elias Sam	334	Goetz J & Son
359	Elliot Donald	335	Goetz J & Son
358	Elliot Wm & Sons	449	Gomes Charles
1019	Elliott Jack W	325	Gorecki Karl
725	Empire Orchards	523	Gorzo John
814	Emslie T	258	Goulart Manuel
163	Eng Teddy	917	Graaskamp Family Egg Ranch
336	Engberts Gerald	262	Grassie Produce
172	Falbo Frank	733	Grebenc Farms
218	Fasullo D	224	Green Valley Farm
507	Fekette Gabriel & Elizabeth	225	Green Valley Farm

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
226	Green Valley Farm	451	James White Florists
544	Gregory Greenhouses	265	Jauhal Nirmal
173	Grisonich D	827	Johnston Bill & Julie
136	Groenewegan Neil	714	Jordan Greenhouses
137	Groenewegan Neil	340	Juras Chris
135	Groenewegan Neil	341	Juras Marian
169	Gucciardi G	918	Kabara Edward
826	Gucciardi Luigi	95	Kaczmarski Henry
841	Haakman Rob	637	Kalabis Tadeusz
937	Hanson Bruce	831	Kalis Gerry
213	Happy Chung	641	Kemeny Michael
538	Harry P Voogt Greenhouse	632	Kievit H (Greenacres)
102	Heim T & G	715	Kinlee Orchards
932	Herridge Donald & E	834	Klaric Angela
625	Hiemstra G	91	Klepka Boleslaw
110	Hildreth Farms	364	Knipfel J
111	Hildreth Jack	710	Kobylanski M
112	Hildreth Jim	513	Kocan Dmytro
248	Hillview Gardens	410	Kocsis Tom
230	Hing Jan	122	Kolonics Louis
231	Hing Jan	123	Kolonics Louis
443	Hollo-Maple Farms	153	Komienski Farms
825	Holowatyj Mike	154	Komienski Farms
619	Holubowsky Paul	540	Komienski Wayne
631	Horbach's Farms	319	Konkle Michael
731	Horbach's Farms & Greenhouses	133	Koorneef A
915	Hortner John	134	Koorneef A
624	House E & S	97	Kosem Mike & Rita
413	Huber Walter	108	Kowalik C & P
510	Hudec Steve	164	Kowalik R & E
648	Hurkens Peter	727	Kowaluk Dennis
938	Hyde Grant	750	Kozak Thomas & Sons
109	Ivanchuk W	627	Kralj Mirko
626	J & R Produce	416	Kralt Jack & Sons
1035	Jabbour Sarkis	735	Krizay Frank
842	Jackson A B & Son	363	Kuchma Morris
521	Jagodics Julius	115	Kukovica Frank
522	Jagodics Julius	233	Kwan Chow Yim

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
246	Kwarciany J & T	362	Mahe Joseph
812	Kwarciany Richard Jr	260	Maiorano Vince
729	Lach Joseph	263	Majpruz Nick
525	Lachowsky Bohdan	506	Mandryk Ron
614	Lagerwerf Ken	743	Mannoe George
126	Lakeshore Produce	734	Maple Lane Farms
610	Lambert Al	100	Marchalewicz John
257	Lament S	241	Marcucci J
747	Langendoen John	739	Mario Vegetable Farm
264	Latimer Don	646	Marques John
823	Latour Jeltje	651	Martin Farms Ltd
352	Laurensen John	166	Martins Antonio
353	Laurensen John	912	Martins Family Fruit Farm
250	Laurensen Keith	331	McCarthy Jim
828	Laurensen William	332	McCarthy Jim
841	Layter A	640	McConkey W E & Sons
232	Lee Art	94	McGillion M
234	Lee Kun Foo	529	Medve Les & Sons
532	Lehmans Farm	530	Medve Les & Sons
533	Lehmans Farm	437	Medynski A & P
621	Lenko William	721	Meleca Carlo
835	Lennox Farm Ltd	425	Mergl Frank
149	Lizak T Farms	527	Mertens Otto
159	Lockett Mary	320	Meyers Fruit Farm
722	Lockview Greenhouses	629	Miles Kevin
513	Loffredo Emilio	719	Milicic Ivan
311	Loffredo F	339	Millgrove Greenhouse
713	Lorien Orchards Ltd	433	Mitchener Jack
623	Lovshin Albert	615	Moes Greenhouses
631	Lubinsky John	616	Moes Greenhouses
222	Luk Ham	826	Mona Lisa Gardens Ltd
1023	Lukezic Ed	511	Montalbano Pasquale
1018	Lukezic Martin	813	Monteforte G
833	Lukezic Tony	509	Murre John
212	Lum John	649	Naka Willy
516	Lun Sang Farms	255	Naso Alberto
524	Macri Farms	534	Nemeth Steve
315	Magalas H	535	Nemeth Steve

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
1013	Neufeld Farms Limited	143	Prins James
635	New Style Gardening	210	Prokopchuk Steve
531	Nicol Florists	1022	Prokopchuk W
636	North End Gardens	744	Proracki Frank
726	Northview Greenhouses	824	Puglisi Salvatore
714	Nowak Edmond	740	R & W Orchards
346	Nyland Greenhouse	642	Ranjit R
1021	Nyland Wholesale	415	Ravensbergen
338	Obrist Fred	840	Reschner John
745	Oliveira John & Maria	424	Rice Road Greenhouse
155	Omar Farms	428	Riga Rosario
156	Omar Farms	537	Romaniuk Bob
913	Ostromecki H	337	Rottier Louis
317	Overholt Orchards	239	Rudnick J
426	Palumbo Mario	436	Rusling Don
942	Pappani N	817	Rusyn John
423	Paul Vos Greenhouse	186	Salem Farm Ltd
930	Pedro Gilbert	165	Saliba A
639	Pendola John	168	Saliba B & M
541	Pendola Mario	175	Saliba J D
130	Peters Antoine	167	Saliba Joseph
837	Pete's Perennials	164	Saliba M
162	Pettitt Bros	173	Saliba Paul
150	Philbrick J R	96	Sampl Alois
512	Philipp Hal	628	Saraiva Sebastian
252	Piattelli Enrico	144	Scarafile Produce
927	Piazza Teresa	619	Scharringa Greenhouses
120	Pineholm Farms	620	Scharringa Greenhouses
120	Pineholm Farms	620	Schlosser Edgar
121	Pineholm Farms	544	Schnitzer Ed
244	Pinky-Dean Farms	104	Schouwenaar H & G
256	Pistritto Vince	103	Schouwenaar J
92	Pohorly Frank	333	Schuurman Greenhouse
718	Poole Frank	214	Scotch W
628	Posavad J	215	Scotch W
721	Posavad Rudy	446	Scott Street Greenhouse
1040	Posie Packer Inc	414	Senko Walter
723	Postma's Greenhouse	647	Sgambelluri J

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
542	Shabatura Peter	181	Streef Produce
314	Sharples Greenhouse	421	Stys Gladys Jean
448	Shaw Terry	518	Sue Brothers
105	Shelton Lyle	219	Sun Garden '87
741	Shermar Greenhouses	211	Sunny Acre Farm
515	Shing Fong Farms	1034	Sunnyridge Growers
711	Shisko Mike	820	Sunnyside Flowers
736	Singh Gurnham	151	Suthons Don
174	Singh R	355	Sy's Flowers Ltd
818	Sitko Farms	447	Szabo Antal
732	Skarja Greenhouses	723	Szczuczko F
364	Skoblenick Joe	124	Tannous Charles
446	Skoblenick Steve	125	Tannous Charles
612	Skubel Bruno	819	Taylor Arthur
448	Sleepy Hollow Flowers Inc	324	Taylor David
504	Smeenk Ted	632	Tchorek Joseph
93	Smith F W & Sons	630	Ternes Bernhard
643	Smith Francis	924	The Greenhouse
644	Smith Norman	821	The Mill Open Air Market Ltd
843	Smyrechinsky Tony	141	Thomas Paul
147	Sobkowich Ed	142	Thomas Paul
148	Sobkowich Ed	345	Tigchelaar R H
114	Sobkowich Stan	633	Tilstra Samuel
216	Sonyi Gozo	730	Tintern Gardens
441	Sorensen Kristian	157	Tiveron J & Sons
1014	Sosnicki Joseph	158	Tiveron J & Sons
528	Spaans William	645	Toic Boz Jr
360	Spring Valley Gardens Inc	738	Tool Johannes
439	Srebnik Mary	146	Transway Produce
728	Sroka Joe	1031	Tree Valley
617	Sroka Walter	182	Triad Produce
425	Staalduinen Floral Ltd	183	Triad Produce
116	Starc Frank	712	Tuczapski W
811	Steele David W	1029	Tuczynski John
422	Stevens Fred	916	Turco Vincent
107	Stewart Orchards	417	Turner Cliff
1025	Storehouse Farms	727	Tybin Pauline & Nick
180	Streef Produce	253	Tyios Harry

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Stall	Leaseholder
613	Ubeid Nabhan	184	Walnut Valley Farm (E. Michael)
717	Uptown Farm Produce	519	Wan Cho Shee
101	Urysz Stanley	113	Warner Farms
419	Valk Greenhouse	937	Waterfront Nurseries
650	Van Andel George	528	Welsh Wayne
931	Van Brugge Peter	939	Werbicky Rudy or Raymond
836	Van Der Kooi Joe	347	Westbrook Greenhouse
329	Van Der Marel Joe	622	Westland Gardens
330	Van Der Marel Joe	623	Westland Gardens
830	Van Eck Greenhouses	925	White David
638	Van Elswyk Adrian	434	Wildhagen Peter
934	Van Goethem Mark	185	Wiley Bros Farms Ltd
410	Van Vliet Bros	106	Willms John
435	Vanden Broek Chas	1033	Wilson J H (Jeff)
356	Vander Dussen P	221	Wings Farm
432	Vander Hoeven C	508	Witzke E
817	Vander Knyff Arie	1011	Wolfert Dick
818	Vander Knyff Arie	223	Wong Hock Yee
350	Vanderburgh Farms	748	Woodbridge Veg Farm
351	Vanderburgh Farms	822	Woodland Greenhouses (H Donders)
431	Vandergrift Wholesale	235	Young Gee
731	Vanderkooy Harry	236	Young Norman
612	Vanegmond Harry & Sons	1037	Ytsma W
450	Vangeest Gardens	140	Zakaria Bill
259	Vasarajs Stanley	237	Zamecnik (E.Z. Grow)
832	Veens Gerry & Irene	429	Zdriluk A M
932	Vincic Dusan	430	Zdriluk Mary
316	Vincic Spiro	321	Zicari L
744	Virgil Greenhouses	614	Zimmerman Sigrid
131	Visser Leo	357	Zomer Bros Greenhouse
132	Visser Leo	1017	Zomer Gardens
99	Voogt Peter	746	Zumpe Harold
749	Vos Henry	815	Zwinkels Greenhouses
1025	Voskamp Greenhouses		
839	Voskamp J		
1030	Wagenmaker Gus & Sons Greenhouses		
729	Walgrave R & W Greenhouses		

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING

	A	B
1 Dominion Citrus & Drugs	102a, 102 104, 106 108	
2 Brostal Holdings Inc.	110	
3 Italian Produce	112	
4 Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5 Ontario Tree Fruits Ltd.	120a, 122 138, 140	
6 Stronach & Sons Ltd.	124, 126	
7 Lamantia & Russell Produce Ltd.	128, 130	
8 North American Produce Buyers Ltd.	132	
9 C. Charles & Co. (1973) Ltd.	134	
10 Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
11 Gambles Produce Limited		142, 144 146
12 Gus Amodeo Produce Ltd.		148
13 Capuccitti, Rocco & Gordon		150

NORTH WING

14 White & Company, The	101a, 101 103	
15 P. Culotta & Co. Ltd.	105, 107	
16 Mitchell Pacific (1985) Co.	109, 111	
17 King & Raphael, Toronto	113	
18 Provincial Fruit Co. Ltd.	115, 117 119	
19 F.G. Lister & Co. Ltd.	121a, 121 123, 125	
20 Lenson Celery (1975) Ltd.	127, 129	
21 Morris Brown & Sons Company Limited	131	
22 Mel-O-Ripe Banana Brands Limited	133	
23 Tomato King Ltd.	135	
24 Canadian Fruit & Produce Co. Inc.	137	
25 Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
26 Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
 B-units are auxiliary units flanking the Cold Storage facilities.



New Cold Storage Room

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
Merchants Association
Lenson Celery (1975) Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gambles Produce Limited
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Canadian Fruit Wholesalers Association
Geo. Deslauriers (1975) Inc.
Regal Produce Brokerage Central Inc.
Premium Brokers Inc.
Bradbro Produce 1990 Incorporated
Knob Hill Farms Ltd.
Trans Continental Trading
C.H. Robinson Company (Canada) Ltd.
Merit Truck Brokers
Veg-Pak Produce Company Ltd.
Morris Brown & Sons Company Limited

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board members are:

Allan Collins, Chairman	Woodbridge
Joe Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
Keith Collver	Simcoe
Wayne Giles	Toronto
John Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
H. Specht, S/Sgt. of Police
R. Osborne, Cold Storage Manager

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38th ANNUAL REPORT

MARCH 31st, 1992



ONTARIO FOOD TERMINAL BOARD



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Office leaseholders, short term leaseholders — restaurants, the Board and Staff



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 18, 1992

The Honourable Elmer Buchanan
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-eighth annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1992.

The financial statements on the following pages show the Fiscal 1992 results compared with the previous year ended March 31, 1991.

The Board experienced an operating loss of \$169,554 in Fiscal 1992 compared with an operating profit of \$79,056 the year before.

The major factors contributing to the loss were the labour dispute involving one of the Board's tenants and its employees which resulted in a large increase in legal and wage costs and the Board's inability to rent a section of its short term warehouse space. The costs attributable to the labour dispute were \$69,000 and the loss of rent revenue was \$98,000.

In its first year of operation, the addition to the Board's cold storage was not fully utilized. The gain in sales was 25%. This fell short of the Board's projection of a 60% gain for the year. This decline in expected revenue was offset by lower than budgeted expenses.

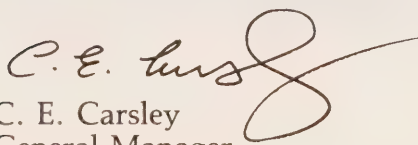
In order to facilitate entry into the Terminal and keep out unauthorized buyers, the Board installed a new computer controlled card access system at its vehicle entrance and its parking deck. The revenue from the sale of those access cards to buyers is included in the Board's cash flow for the period. The Board's total cash flow was \$597,142 for Fiscal 1992 compared with \$456,004 in the previous year.

Tonnage at the Terminal for Fiscal 1992 declined by 2% to 825,000 tons. The comparable tonnage for Fiscal 1991 was 842,000 tons. This decline is because of the continued softness in the retail grocery trade.

The Board would like to thank its tenants, buyers and suppliers for their support during the year.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD


C. E. Carsley
General Manager

STATEMENT OF OPERATIONS

Year ended March 31, 1992.	1992	1991
REVENUE	\$	\$
Rents	3,884,792	3,569,607
Cold storage	1,243,423	992,588
Entrance fees	521,565	501,158
Buyers access cards	25,165	—
Other income	8,143	4,304
Services	5,669	3,949
	<u>5,688,757</u>	<u>5,071,606</u>
EXPENSES		
Salaries and benefits	1,960,572	1,863,041
Realty and business taxes	1,036,105	958,092
Waste removal	756,209	638,031
Amortization	500,891	376,948
Interest expense — demand loans (Note 4)	434,868	200,987
Electric power	277,682	207,254
Repairs and maintenance	273,023	270,270
Operating supplies and expense	143,642	114,170
Legal services	118,163	41,930
Office expenses	70,143	63,154
Fuel	67,476	66,701
Insurance	55,755	53,527
Miscellaneous contract services	50,378	45,706
Water	37,997	33,281
Rent expense — Hydro land	32,040	27,931
Board members' fees and expenses	24,550	27,239
Miscellaneous expenses	18,628	4,288
Bad debts	189	—
	<u>5,858,311</u>	<u>4,992,550</u>
Operating income (loss)	(169,554)	79,056
Discontinued capital projects (Note 6)	<u>—</u>	<u>(183,975)</u>
LOSS FOR THE YEAR	<u>(169,554)</u>	<u>(104,919)</u>

The accompanying notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1992

ASSETS

	1992 \$	1991 \$
Current		
Cash	—	6,580
Accounts receivable	337,528	258,296
Prepaid expenses	<u>22,419</u>	<u>75,059</u>
	359,947	339,935
Capital assets (Note 3)	<u>11,779,187</u>	<u>11,144,892</u>
	<u>12,139,134</u>	<u>11,484,827</u>

LIABILITIES AND RETAINED EARNINGS

	1992 \$	1991 \$
Current		
Bank Indebtedness	147,492	—
Demand loans (Note 4)	6,592,037	6,024,704
Accounts payable and accrued liabilities	294,155	383,785
Deferred revenue (Note 5)	428,037	229,371
Deposits	<u>174,812</u>	<u>174,812</u>
	7,636,533	6,812,672
Retained Earnings	<u>4,502,601</u>	<u>4,672,155</u>
	<u>12,139,134</u>	<u>11,484,827</u>

The accompanying notes are an integral part of these financial statements.

STATEMENT OF RETAINED EARNINGS

for the year ended March 31, 1992

	1992	1991
	\$	\$
Retained earnings, beginning of year	4,672,155	4,777,074
Loss for the year	<u>(169,554)</u>	<u>(104,919)</u>
Retained earnings, end of year	<u><u>4,502,601</u></u>	<u><u>4,672,155</u></u>

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1992

	1992	1991
	\$	\$
Cash provided by (used in)		
Operating activities		
Loss for the year	(169,554)	(104,919)
Amortization	500,891	376,948
Discontinued capital projects	<u>—</u>	<u>183,975</u>
	331,337	456,004
Net change in non-cash working capital balances	<u>82,444</u>	<u>(203,257)</u>
	<u>413,781</u>	<u>252,747</u>
Investing activities		
Acquisition of capital assets	<u>(1,135,186)</u>	<u>(4,417,382)</u>
Financing activities		
Increase in demand loans	<u>567,333</u>	<u>4,253,000</u>
Increase (decrease) in cash during the year	(154,072)	88,365
Cash (bank indebtedness), beginning of year	<u>6,580</u>	<u>(81,785)</u>
Cash (bank indebtedness), end of year	<u><u>(147,492)</u></u>	<u><u>6,580</u></u>

NOTES TO FINANCIAL STATEMENTS

March 31, 1992

1. NATURE OF BUSINESS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared by management in accordance with generally accepted accounting principles.

a. Capital Assets

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land Improvements	10 years
Buildings	40 years
Equipment	5 years
Parking deck and retaining wall	40 years
Parking deck expansion joints	10 years

- b. Interest expense relating to major capital expenditures is capitalized by a charge to capital asset additions when significant interest costs will be incurred before the capital facility commences operation.

3. CAPITAL ASSETS

	1992		1991	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land Improvements	1,918,541	1,408,675	509,866	527,507
Buildings	12,826,110	4,383,687	8,442,423	3,173,223
Equipment	2,070,869	1,572,003	498,866	377,864
Parking deck and retaining wall	2,350,697	587,774	1,762,923	1,826,707
Parking deck expansion joints	120,730	6,037	114,693	—
Construction in progress	174,812	—	174,812	4,963,987
Total	<u>19,737,363</u>	<u>7,958,176</u>	<u>11,779,187</u>	<u>11,144,892</u>

Interest capitalized during the year and included in buildings was \$150,429 (\$287,075).

4. DEMAND LOANS

	<u>1992</u>	<u>1991</u>
Demand loans comprise the following:		
Demand loan bearing interest at the prime rate	\$ 500,000	\$ 60,000
Demand loan bearing interest at the prime rate and guaranteed by the Province of Ontario. It must be fully repaid by December 31, 1996	1,258,704	1,414,704
Demand loan bearing interest at prime rate plus 1/4% and supported by a Letter of Understanding not to sell, further mortgage or otherwise encumber property located at 165 The Queensway	<u>4,833,333</u>	<u>4,550,000</u>
	<u>\$6,592,037</u>	<u>\$6,024,704</u>

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers cards and office rentals.

6. DISCONTINUED CAPITAL PROJECTS

In 1991 the proposed expansion of the parking deck and the development of "C Unit" produce selling units was deferred indefinitely. Consequently the net related cost of these projects was charged against operations for the prior year.

7. COMPARATIVE FIGURES

Certain figures presented for comparative purposes have been reclassified to conform to the current year's presentation.

THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.
- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.
- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.
- Maintain a good working relationship with the wholesale tenants, growers and buyers.
- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.
- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.

THE MARKET CONTRIBUTES

For the Christmas season, Terminal Wholesalers donate produce which is then packed into hampers and distributed to needy families throughout Metro. Last year 2,000 hampers similar to the one held by Leo Petre were given out.



At the Ontario produce gala dinner, the industry raises money for the Hospital for Sick Children. The picture at right shows Adrian Huisman, the Vice Chairman of the Ontario Fresh for Flavour Foundation Corp., giving a cheque for \$20,000 to a representative from the Hospital.



NEW GATES



View of Front Gate showing tractor trailer using cash gate while buyers use two of the three card access gates.



Buyer using the lower of the two card readers at the Front Gate.



Office tenant using the card access gate on the Parking Deck.

MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

RESTAURANTS

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32 F or 40 F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily or monthly basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy 15 minutes prior to the opening. With this system, stalls are used in an efficient manner. Monthly growers and then daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. GROWER — A person who sells only produce grown on his/her farm.
2. GROWER/DEALER — A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. DEALER — A person who only sells produce grown by others.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far South as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store, (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1992

NUMBER OF PAID ENTRIES* 24,913 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 3,031 daily paid entries 34,206 leaseholders*

*stall use by farmers market tenants

COLD STORAGE 5,421,956 number of pieces received

TONNAGE 825,000 tons

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from specialty Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, restaurants, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
91	Klepka Boleslaw	Grower	Fall	147			Spring
93	Sgambelluri J	Grower	Fall	148	Sobkowich Ed	Grower / Dealer	Annual
95	Kaczmariski Henry	Grower	Fall	149	Sobkowich Ed	Grower / Dealer	Annual
96	Sampl Alois	Grower	Fall	150	Borowsky Farm	Grower	Annual
97	Kosem Mike & Rita	Grower	Fall	151	Suthons Don	Grower	Annual
98	Chodarczewicz Joseph	Grower	Fall	152	Blizman Steve	Grower	Annual
99	Voogt Peter	Grower	Fall	153	Komienski Farms	Grower	Annual
100	Marchalewicz John	Grower	Fall	154	Komienski Farms	Grower	Annual
102	Heim T & G	Grower	Fall	155	Omar Farms	Grower	Annual
103	Schouwenaar J	Grower	Fall	156	Omar Farms	Grower	Annual
104	Schouwenaar H & G	Grower	Fall	157	Tiveron J & Sons	Grower / Dealer	Annual
105	Shelton L	Grower	Fall	158	Tiveron J & Sons	Grower / Dealer	Annual
106	Willms John	Grower	Fall	159	Greers Wholesale	Dealer	Annual
107	Stewart Orchards	Grower	Fall	160	Ranjit Raymond	Grower	Annual
108	Kowalik C & P	Grower	Fall	161	Cerasani James	Dealer	Annual
109	Ivanchuk W	Grower	Fall	162	Pettitt Bros	Grower	Annual
110	Hildreth Farms (Martin)	Grower	Fall	163	Eng Teddy	Grower	Annual
111	Hildreth Jack	Grower	Fall	164	Kowalik R & E	Grower	Fall
112	Hildreth Jim	Grower	Annual	164	Saliba M	Grower	Spring
113	Warner Farms	Grower	Fall	165	Saliba A	Grower	Annual
114	Sobkowich Stan	Grower	Fall	166	Martins Antonio	Grower	Annual
115	Kukovica Frank	Grower	Annual	167	Saliba Joseph	Grower	Annual
116	Starc Frank	Grower	Fall	168	Saliba B & M	Grower	Annual
117	Gaetanos Green	Grower / Dealer	Annual	169	Gucciardi G	Grower	Annual
118	C & H Gardens	Grower / Dealer	Annual	170	Caledon Produce	Grower	Annual
119	C & H Gardens	Grower / Dealer	Annual	171	Caledon Produce	Grower	Annual
120	Pineholm Farms	Grower / Dealer	Annual	172	Falbo Frank	Grower	Annual
120	Pineholm Farms	Grower / Dealer	Annual	173	Grisovich D	Grower	Fall
121	Pineholm Farms	Grower / Dealer	Annual	173	Saliba Paul	Grower	Spring
122	Kolonics Louis	Grower	Annual	174	Singh R	Grower	Annual
123	Kolonics Louis	Grower	Annual	175	Saliba J D	Grower	Annual
124	Tannous Charles	Dealer	Annual	176	Bayshore Veg Shippers	Dealer	Annual
125	Tannous Charles	Dealer	Annual	177	Beanhaven Farms	Grower	Fall
126	Lakeshore Produce	Grower / Dealer	Annual	177	Van Elslander Ray	Grower	Spring
127	Elias Sam	Grower / Dealer	Annual	180	Streef Produce	Grower / Dealer	Annual
128	Fracchioni Louis	Dealer	Annual	181	Streef Produce	Grower / Dealer	Annual
129	Peters Antoine	Grower / Dealer	Annual	182	Davis Fred	Dealer	Annual
130	Transway Produce	Dealer	Annual	183	Davis Fred	Dealer	Annual
131	Visser Leo	Grower / Dealer	Annual	184	Walnut Valley Farm (E.)	Grower	Fall
132	Visser Leo	Grower / Dealer	Annual	184	Blyleven Walter	Grower	Spring
133	Thomas Paul	Grower / Dealer	Annual	185	Wiley Bros Farms Ltd	Grower	Annual
134	Thomas Paul	Grower / Dealer	Annual	186	Salem Farm Ltd	Grower	Annual
135	Groenewegen Neil	Grower / Dealer	Annual	210	Prokopchuk Steve	Grower	Annual
136	Groenewegan Neil	Grower / Dealer	Annual	211	Sunny Acre Farm	Grower	Annual
137	Groenewegan Neil	Grower / Dealer	Annual	212	Lum John	Grower	Annual
138	Aziz Louis	Grower / Dealer	Annual	213	Happy Chung	Grower	Annual
139	Aziz Louis	Grower / Dealer	Annual	214	Scotch W	Grower	Annual
140	Zakaria Bill	Dealer	Annual	215	Scotch W	Grower	Annual
141	Koorneef Produce	Grower / Dealer	Annual	216	Sonyi Gozo	Grower	Annual
142	Koorneef Produce	Grower / Dealer	Annual	217	Gammicchia A	Grower	Annual
143	Prins James	Grower	Annual	218	Fasullo D	Grower	Annual
144	Scarafile Produce	Dealer	Fall	219	Sun Garden '87	Grower	Annual
145	Philbrick Jack	Grower	Annual	220	Blue River Farm	Grower	Annual
146	Lizak T Farms	Grower	Fall	221	Wings Farm	Grower	Annual
146			Spring	222	Luk Ham	Grower	Annual
147	Lizak T Farms	Grower	Fall	223	Wong Hock Yee	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
224	Green Valley Farm	Grower	Annual	320	Meyers Fruit Farm	Grower	Annual
225	Green Valley Farm	Grower	Annual	321	Zicari L	Grower	Annual
226	Green Valley Farm	Grower	Annual	322	Clarkson P A	Grower	Annual
227	Chow's Farm	Grower	Annual	323	Clarkson P A	Grower	Annual
228	Chow's Farm	Grower	Annual	324	Taylor David	Grower	Annual
229	Chow Eddy	Grower	Annual	325	Gorecki Karl	Grower	Annual
230	Hing Jan	Grower	Annual	326	Cudmore W	Grower	Annual
231	Hing Jan	Grower	Annual	327	Cudmore W	Grower	Annual
232	Lee Art	Grower	Annual	328	Borcsok Paul	Grower	Annual
233	Kwan Chow Yim	Grower	Annual	329	Van Der Marel Joe	Grower / Dealer	Annual
234	Lee Kun Foo	Grower	Annual	330	Van Der Marel Joe	Grower / Dealer	Annual
235	Young Gee	Grower	Annual	331	McCarthy Jim	Grower	Annual
236	Young Norman	Grower	Annual	332	McCarthy Jim	Grower	Annual
237	Zamecnik (E.Z. Grow)	Grower / Dealer	Annual	333	Schuurman Greenhouse	Grower	Annual
238	Gegeny K	Grower	Annual	334	Goetz J & Son	Grower	Annual
239	Rudnick J	Grower	Annual	335	Goetz J & Son	Grower	Annual
240	Borean L	Grower	Annual	336	Engberts Gerald	Grower / Dealer	Annual
241	Marcucci J	Grower	Annual	337	Rottier Louis	Grower	Annual
242	Atkinson Bros	Grower	Annual	338	Obrist Fred	Grower	Annual
243	DiGirolamo J Farm	Grower	Annual	339	Millgrove Greenhouse	Grower	Annual
244	Pinky-Dean Farms	Grower	Fall	340	Sy's Flowers Ltd	Dealer	Annual
244			Spring	341	Juras Marian	Grower	Annual
245	Gatto Flowers	Dealer	Annual	342	Delean A	Grower	Annual
246	Kwarciany J & T	Grower	Annual	343	Fett Steve Jr	Grower	Annual
247	Caietta Andre	Grower	Annual	344	Fett Stefon	Grower	Annual
248	Hillview Gardens	Grower / Dealer	Annual	345	Tigchelaar R H	Grower	Annual
249	Cipponeri S	Grower	Annual	346	Nyland Greenhouse	Grower / Dealer	Annual
250	Laurensen Keith	Grower	Annual	347	Westbrook Greenhouse	Grower / Dealer	Annual
251	Dutka Roman	Grower	Annual	348	Flack George	Grower / Dealer	Annual
252	Piattelli Enrico	Grower	Annual	349	Fisher Peter	Grower	Annual
253	Tyios Harry	Grower	Annual	350	Vanderburgh Farms	Grower	Annual
254	Ferragina L & D	Grower	Annual	351	Vanderburgh Farms	Grower	Annual
255	Naso Alberto	Grower	Annual	352	Laurensen John	Grower	Annual
256	Pistritto Vince	Grower	Annual	353	Laurensen John	Grower	Annual
257		Grower	Fall	354	DeFilippis Dominic	Grower / Dealer	Annual
257	Ing Sunny	Grower	Spring	355	Latimer Don	Grower	Annual
258	Goulart Manuel	Grower / Dealer	Annual	356	Vander Dussen P	Grower	Annual
259	Vasaraes Stanley	Grower	Annual	357	Zomer Bros Greenhouse	Grower	Annual
260	Maiorano Vince	Grower	Annual	358	Elliot Wm & Sons	Grower	Annual
261	Maiorano Vince	Grower	Annual	359	Elliot Donald	Grower	Annual
262	Grassie Produce	Grower	Annual	360	Spring Valley Gardens Inc	Grower	Annual
263	Majpruz Nick	Grower	Annual	361	Debono Louis	Grower	Annual
264	Jabbour Sarkis	Grower	Annual	362	Mahe Joseph	Grower	Annual
265	Jauhal Nirmal	Grower	Annual	363	Kuchma Morris	Grower	Annual
310	Deli Louis	Grower / Dealer	Annual	364	Skoblenick Joe	Grower	Fall
311	Loffredo F	Grower	Annual	364	Knipfel J	Grower	Spring
312	Bunk Egon	Dealer	Annual	365	Dekker H Ltd	Grower / Dealer	Annual
313	Bunk Egon	Dealer	Annual	410	Kocsis Tom	Grower	Fall
314	Sharples Greenhouse	Grower	Annual	410	Van Vliet Bros	Grower	Spring
315	Magalas H	Grower	Fall	411	Boncheff Geo	Grower	Annual
315	Boekestin Greenhouse	Grower	Spring	412	Boncheff Geo	Grower	Annual
316	Vincic Spiro	Grower	Annual	413	Huber Walter	Grower	Annual
317	Overholt Orchards	Grower	Annual	414	Senko Walter	Grower	Fall
318	Distefano V	Grower	Annual	414		Grower	Spring
319	Cherry Ave Farm	Grower	Fall	415	Ravensbergen	Grower / Dealer	Annual
319	Konkle Michael	Grower	Spring	416	Kralt Jack & Sons	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period
417	Turner Cliff	Grower	Annual
418	Duesling Wayne	Grower	Annual
419	Valk Greenhouse	Grower	Annual
420	De Vries John	Grower / Dealer	Annual
421	Stys Gladys Jean	Grower	Fall
421	Gilbert Flowers	Grower	Spring
422	Stevens Fred	Grower	Annual
423	Paul Vos Greenhouse	Grower	Annual
424	Rice Road Greenhouse	Grower	Annual
425	Mergl Frank	Grower	Fall
425	Staalduinen Floral Ltd	Grower	Spring
426	Palumbo Mario	Grower	Annual
427	Ferragine Peter	Grower	Annual
428	Riga Rosario	Grower	Annual
429	Zdriluk A M	Grower	Annual
430	Zdriluk Mary	Grower	Annual
431	Vandergrift Wholesale	Dealer	Annual
432	Vander Hoeven C	Grower	Annual
433	Mitchener Jack	Grower	Annual
434	Wildhagen Peter	Grower	Annual
435	Vanden Broek Chas	Grower	Annual
436	Rusling Don	Grower	Annual
437	Medynski A & P	Grower	Annual
438	Bradford Greenhouse	Grower	Annual
439	Srebnik Mary	Grower	Annual
440	Creekside Gardens	Grower	Annual
441	Sorensen Kristian	Grower	Annual
442	Colwell Murray	Grower	Annual
443	Hollo-Maple Farms	Grower	Annual
444	Folmeg Anton	Grower	Annual
446	Skoblenick Steve	Grower	Fall
446	Scott Street Greenhouse	Grower	Spring
447	Szabo Antal	Grower	Annual
448	Shaw Terry	Grower	Fall
448	Zomer Gardens	Grower	Spring
449	Gomes Charles	Grower	Fall
449	Benko Joe	Grower	Spring
450	Vangeest Gardens	Grower	Annual
451	James White Florists	Grower	Annual
504	Wolfert Dick	Grower / Dealer	Annual
505	Wolfert Dick	Grower / Dealer	Annual
506	Mandryk Ron	Grower	Annual
507	Fekette Gabriel & Elizabeth	Grower	Annual
508	Smeenk Ted	Grower	Fall
508			Spring
509	Murre John	Grower	Annual
510	Hudec John	Grower	Annual
511	Montalbano Pasquale	Grower	Annual
512	Philipp Hal	Grower	Annual
513	Loffredo Emilio	Grower	Annual
514	Davis Dennis	Grower	Fall
514	Freeman Farms	Grower	Spring
515	Shing Fong Farms	Grower	Annual
516	Lun Sang Farms	Grower	Annual
517	Choy Cho Yee	Grower	Annual
518	Sue Brothers	Grower	Annual

Stall	Leaseholder	Grower / Dealer	Period
519	Wan Cho Shee	Grower	Annual
520	Gaetano Salvatore	Grower	Annual
521	Jagodics Julius	Grower	Annual
522	Jagodics Julius	Grower	Annual
523	Gorzo John	Grower	Annual
524	Macri Farms	Grower	Fall
524	Cacciola Rocco	Grower	Spring
525	Lachowsky Bohdan	Grower	Fall
525	Colonial Florists	Grower	Spring
526	Bourak Peter	Grower	Fall
526	Colonial Florists	Grower	Spring
527	Mertens Otto	Grower	Fall
527	Colonial Florists	Grower	Spring
528	Welsh Wayne	Grower	Fall
528		Grower	Spring
529	Medve Les & Sons	Grower	Annual
530	Medve Les & Sons	Grower	Annual
531	Cave Spring Orchards	Grower	Fall
531	Nicol Florists	Grower	Spring
532	Lehmans Farm	Grower	Annual
533	Lehmans Farm	Grower	Annual
534	Nemeth Steve	Grower / Dealer	Annual
535	Nemeth Steve	Grower / Dealer	Annual
536	Boot J L	Grower	Annual
537	Romaniuk Bob	Grower / Dealer	Annual
538	Harry P Voogt Greenhouse	Grower	Annual
539	Domio Bruno	Grower	Fall
539	Andrushko Taras	Grower	Spring
540	Komienski Wayne	Grower	Annual
541	Pendola Mario	Grower	Annual
542	Shabatura Peter	Grower	Annual
543	Ditsch A	Grower	Annual
544	Schnitzer Ed	Grower	Fall
544	Gregory Greenhouses	Grower	Spring
610	Lambert Al	Grower	Annual
611	Ferreira Jose	Grower	Annual
612	Skubel Bruno	Grower	Fall
612	Vanegmond Harry & Sons	Grower	Spring
613	Ubeid Nabhan	Grower	Annual
614	Zimmerman Sigrid	Grower	Fall
614	Lagerwerf Ken	Grower	Spring
615	Demianiw George	Grower	Fall
615	Moes Greenhouses	Grower	Spring
616	Fratric P	Grower	Fall
616	Moes Greenhouses	Grower	Spring
617	Sroka Walter	Grower	Fall
617	Broadway Gardens	Grower	Spring
618	Durham Donald	Grower	Annual
619	Holubowsky Paul	Grower	Fall
619	Scharringa Greenhouses	Grower	Spring
620	Schlosser Edgar	Grower	Fall
620	Scharringa Greenhouses	Grower	Spring
621	Lenko William	Grower	Fall
621	Dutch Mill Gardens	Grower	Spring
622	Pohorly Frank	Grower	Fall
622	Ben Vellekoop Greenhouses	Grower	Spring

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
623	Lovshin Albert	Grower	Fall	721	Posavad Rudy	Grower	Spring
623	Ben Vellekoop Greenhouses	Grower	Spring	722	Fedorowich Lillian	Grower	Fall
624	House E & S	Grower	Annual	722	Lockview Greenhouses	Grower	Spring
625	Hiemstra G	Grower	Annual	723	Szczuczko F	Grower	Fall
626	J & R Produce	Grower	Fall	723	Postma's Greenhouses	Grower	Spring
626	A V Greenhouse	Grower	Spring	724	Culp George	Grower	Annual
627	Kralj Mirko	Grower	Fall	725	Empire Orchards	Grower	Fall
627	A V Greenhouse	Grower	Spring	725	Watson Farms	Grower	Spring
628	Saraiva Sebastian	Grower	Fall	726	Delima Jamie	Grower	Fall
628	Posavad J	Grower	Spring	726	Northview Greenhouses	Grower	Spring
629	Miles Kevin	Grower	Annual	727	Tybin Pauline & Nick	Grower	Fall
630	Ternes Bernhard	Grower	Annual	727	Kowaluk Dennis	Grower	Spring
631	Lubinsky John	Grower	Fall	728	Ben Veldhuis Ltd	Grower	Annual
631	Horbach's Farms	Grower	Spring	729	Lach Joseph	Grower	Fall
632	Tchorek Joseph	Grower	Fall	729	Walgrave R & W Greenhouses	Grower	Spring
632	Kievit H (Greenacres)	Grower	Spring	730	Tintern Gardens	Grower	Annual
633	Tilstra Samuel	Grower	Annual	731	Horbach's Farms & Greenhouse	Grower	Fall
634	Busch Frank	Grower	Annual	731	Vanderkooy Harry	Grower	Spring
635	New Style Gardening	Grower	Annual	732	Skarja Greenhouses	Grower	Annual
636	North End Gardens	Grower	Annual	733	Grebenc Farms	Grower	Annual
637	Kalabis Tadeusz	Grower	Annual	734	Maple Lane Farms	Grower	Annual
638	Van Elswyk Adrian	Grower	Annual	735	Krizay Frank	Grower	Fall
639	Pendola John	Grower	Annual	735		Grower	Spring
640	McConkey W E & Sons	Grower	Annual	736	Singh Gurnham	Grower	Annual
641	Kemeny Michael	Grower	Annual	737	John Barth	Grower	Annual
642	Lament S	Grower	Fall	738	Tool Johannes	Grower	Annual
642			Spring	739	Mario Vegetable Farm	Grower	Fall
643	Smith Francis	Grower	Annual	739	Verrips Gerry	Grower	Spring
644	Sroka Joe	Grower	Fall	740	Baxter Farms	Grower	Annual
644	Smith Norman	Grower	Spring	741	Halls Fruit Farm	Grower	Annual
645	Toic Boz Jr	Grower	Fall	742	Birk Farms	Grower	Annual
645	Dodd's Greenhouse	Grower	Spring	743	Dionis Lorenzo	Grower	Fall
646	Marques John	Grower	Annual	743	Lee Ken	Grower	Spring
647	Holowatyj Mike	Grower	Fall	744	Proracki Frank	Grower	Fall
647	Central Greenhouses	Grower	Spring	744	Virgil Greenhouses	Grower	Spring
648	Hurkens Peter	Grower	Fall	745	Oliveira John & Maria	Grower	Annual
648	Garden City Greenhouses	Grower	Spring	746	Emre Charles	Grower	Annual
649	Naka Willy	Grower	Annual	747	Langendoen John	Grower	Annual
650	Urysz Stanley	Grower	Fall	748	Woodbridge Veg Farm	Grower	Annual
650	Flower Hill Farms	Grower	Spring	749	Lapadat Victor	Grower	Fall
651	Martin Farms Ltd	Grower	Annual	749	Vos Henry	Grower	Spring
710	McGillion M	Grower	Fall	750	Kozak Thomas & Sons	Grower	Annual
710	Reschner John	Grower	Spring	810	Burbridge John	Grower	Annual
711	Shisko Mike	Grower	Annual	811	Steele David W	Grower / Dealer	Annual
712	Tuczapski W	Grower	Annual	812	Kwarciany Richard Jr	Grower / Dealer	Annual
713	Boccalon Natale	Grower	Annual	813	Monteforte G	Grower	Annual
714	Burgio Vince	Grower	Fall	814	Emslie T	Grower	Fall
714	Jordan Greenhouses	Grower	Spring	814	Bloomsburg Greenhouses	Grower	Spring
715	Kinlee Orchards	Grower	Annual	815	Garnham Wayne	Grower	Fall
716	Aitkin Tom	Grower	Annual	815	Zwinkels Greenhouses	Grower	Spring
717	Uptown Farm Produce	Grower	Annual	816	Deli David	Grower	Annual
718	Poole Frank	Grower	Annual	817	Rusyn John	Grower	Fall
719	Nowak Edmond	Grower	Annual	817	Vander Knyff Arie	Grower	Spring
720	Dachuk Gordon	Grower	Fall	818	Sitko Farms	Grower	Fall
720		Grower	Spring	818	Vander Knyff Arie	Grower	Spring
721	Meleca Carlo	Grower	Fall	819	Taylor Arthur	Grower	Fall

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
819		Grower	Spring	927	Piazza Teresa	Grower	Annual
820		Grower	Fall	928	Bozek Fred	Grower	Annual
820	Sunnyside Flowers	Grower	Spring	929	Casey's Greenhouses	Grower	Annual
821	The Mill Open Air Market Ltd	Grower	Annual	930	Pedro Gilberto	Grower	Annual
822	Woodland Greenhouses (H Donders)	Grower	Annual	931	Van Brugge Peter	Grower / Dealer	Annual
823	Kozak Peter	Grower	Fall	932	Vincic Dusan	Grower	Fall
823	Latour Jeltje	Grower	Spring	932	Herridge Donald & E	Grower	Spring
824	Puglisi Salvatore	Grower / Dealer	Annual	933	Castelo David	Grower	Fall
825	Puglisi Guiseppe & Son	Grower	Annual	933	De Goey John	Grower	Spring
826	Gucciardi Luigi	Grower	Fall	934	Van Goethem Mark	Grower	Annual
826	Mona Lisa Gardens Ltd	Grower	Spring	935	Den Besten Hendrik	Grower	Annual
827	Johnston Bill & Julie	Grower	Annual	936	Procyk Farms Ltd	Grower	Fall
828	Laurensen William	Grower	Annual	936	Fluit Nurseries	Grower	Spring
829	Howard Wayne	Grower	Annual	937	Hanson Bruce	Grower	Fall
830	Van Eck Greenhouses	Grower	Annual	937	Waterfront Nurseries	Grower	Spring
831	Sun Lee Farm	Grower	Annual	938	Hyde Grant	Grower	Annual
832	Veens Gerry & Irene	Grower	Fall	939	Werbicky Rudy or Raymond	Grower	Annual
832	Degelder	Grower	Spring	940	Carewsky William	Grower	Annual
833	Lukezic Tony	Grower	Annual	941	Barranca Carlo	Grower / Dealer	Annual
834	Klaric Angela	Grower	Annual	942	Pappani N	Grower	Annual
835	Lennox Farm Ltd	Grower	Annual	943	Burke Brian	Grower	Annual
836	Van Der Kooi Joe	Grower	Annual	1012	Mannoe George	Grower	Annual
837	Bartello Fruit Farm	Grower	Fall	1013	Country Herbs	Grower	Annual
837	Pete's Perennials	Grower	Spring	1014	Sosnicki Joseph	Grower	Annual
838	Milicic Ivan	Grower	Annual	1015	Bonnets Nursery & Greenhouses	Grower	Annual
839	Haakman Rob	Grower	Fall	1016	Dutch Mill Gardens (Ed Scharrenga)	Grower	Annual
839	Voskamp J	Grower	Spring	1017	Bianchi Bros	Grower	Annual
840	Reschner John	Grower	Fall	1018	Amherst Greenhouses	Grower	Annual
840	Danbrook Greenhouses	Grower	Spring	1019	Elliott Jack W	Grower	Annual
841	Layter A	Grower	Fall	1020		Grower	Fall
841	Haakman Rob	Grower	Spring	1020	GM Garden Center	Grower	Spring
842	Jackson A B & Son	Grower	Fall	1021	Hyland Wholesale	Grower / Dealer	Annual
842	Allan Scott Greenhouses	Grower	Spring	1022	Buchner's Greenhouses	Grower	Annual
843	Smyrechinsky Tony	Grower	Annual	1023	Lukezic Ed	Grower	Annual
844	Fernlea Flowers	Grower	Annual	1024	Gaetano Tony	Grower	Annual
910	Kukielka Stan & Henry	Grower	Annual	1025	Storehouse Farms	Grower	Fall
911	Desplenter Guido	Grower	Annual	1025	Voskamp Greenhouses	Grower	Spring
912	Martins Family Fruit Farm	Grower / Dealer	Annual	1026	Economy Farmers Market Ltd	Grower	Fall
913	Ostromecki H	Grower	Annual	1026		Grower	Spring
914	Decroos John	Grower	Annual	1027	Couwenholm Farm Ltd	Grower	Annual
915	Hortner John	Grower	Annual	1028	Cherneys Flowers	Grower	Annual
916	Turco Vincent	Grower	Annual	1029		Grower	Fall
917	Graaskamp Family Egg Ranch	Grower / Dealer	Annual	1029	Heidaway Greenhouses	Grower	Spring
918	Kabara Edward	Grower	Annual	1030	Wagenmaker Gus & Sons Greenhouses	Grower	Annual
919	Trostenko George	Grower	Fall	1031	Tree Valley	Grower	Annual
919	Schouwenaar George	Grower	Spring	1032	Debono Edward	Grower	Annual
920	Iveys Inc	Grower	Annual	1033	Wilson J H (Jeff)	Grower	Annual
921	G P Vegetable Farms	Grower	Annual	1034	Sunnyridge Growers	Grower	Annual
922	Freskiw Farms	Grower / Dealer	Annual	1035	Wiens Johannes E	Grower	Annual
923	Adams Greenhouses & Fruit Farm	Grower	Annual	1036	CMS 828397 Ontario	Grower / Dealer	Annual
924	The Greenhouses	Grower	Annual	1037	Ytsma W	Grower	Annual
925	White David	Grower	Annual	1038	Binnendyk A	Grower	Annual
926	Benedetto Joseph	Grower	Annual	1039	Chantler Douglas A	Grower	Annual
				1040	Posie Packer Inc	Dealer	Annual

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING		A	B
1	Dominion Citrus & Drugs	102a, 102 104, 106 108	152, 154
2	Brostal Holdings Inc.	110	
3	Italian Produce	112	
4	Rite-Pak Produce Co. Ltd.	114, 116 118, 120	
5	Ontario Tree Fruits Ltd.	120a, 122 138, 140	
6	Stronach & Sons Ltd.	128, 130	
7	Lamantia & Russell Produce Ltd.	124, 126	
8	North American Produce Buyers Ltd.	132	
9	C. Charles & Co. (1973) Ltd.	134	
10	Chiovitti Banana Co. Ltd.	136	
11	Gambles Produce Limited		156, 158 160, 162 142, 144 146
12	Gus Amodeo Produce Ltd.		148
13	Macap Produce		150
NORTH WING			
14	White & Company, The	101a, 101 103	141b, 143 145, 147 149, 151 153, 155 157, 159 161b
15	P. Culotta & Co. Ltd.	105, 107	
16	Mitchell Pacific (1985) Co.	109, 111	
17	King & Raphael, Toronto	113	
18	Provincial Fruit Co. Ltd.	115, 117 119	
19	F.G. Lister & Co. Ltd.	121a, 121 123, 125 127, 129	
20	Lenson Celery (1975) Ltd.	131	
21	Morris Brown & Sons Company Limited	133	
22	Mel-O-Ripe Banana Brands Limited	135	
23	Tomato King Ltd.	137	
24	Canadian Fruit & Produce Co. Inc.	139a, 139	
25	Ontario Produce Company		
26	Veg-Pak Produce Company Ltd.		

Note: A-units are selling units fronting on the Buyers' Court

B-units are auxiliary units flanking the Cold Storage facilities.



New Front Gates

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of Annual Office Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce
Merchants Association
Lenson Celery (1975) Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gambles Produce Limited
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Ontario Greenhouse Vegetable Producers
Marketing Board
Geo. Deslauriers (1975) Inc.
Regal Produce Brokerage Central Inc.
Premium Brokers Inc.
Bradbro Produce 1990 Incorporated
Knob Hill Farms Ltd.
Trans Continental Trading
C.H. Robinson Company (Canada) Ltd.
Merit Truck Brokers
Veg-Pak Produce Company Ltd.
Morris Brown & Sons Company Limited
Sunbelt Transportation Services

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
Chiovitti Banana Co. Ltd.
City Foods

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

Board members terms ended Jan. 27/92

*Allan Collins, Chairman	Woodbridge
Joe Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
Keith Collver	Simcoe
Wayne Giles	Toronto
*John Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager

T. Chowns, Operations Manager

A. Kambo, Sgt. of Police

R. Osborne, Cold Storage Manager

*Term ended November 30, 1991



39th ANNUAL REPORT

MARCH 31st, 1993

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ONTARIO FOOD TERMINAL BOARD



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PHOTO COURTESY OF TORONTO WHOLESALE PRODUCE ASSOCIATION

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 19, 1993

The Honourable Elmer Buchanan
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-ninth annual report of the Ontario Food Terminal Board for the fiscal year ending March 31, 1993.

The financial statements on the following pages show the Fiscal 1993 results compared with the previous year ended March 31, 1992.

The Board had an operating loss of \$68,751 compared with an operating loss of \$169,554 the year before.

All the Board's cost centers produced a surplus with the exception of the Board's Cold Storage which lost money. The major factor causing the loss was lower than budgeted revenue because of under utilization due to the recession.

The Board has taken steps to reduce its costs in the cold storage in addition to trying to attract new business to the storage.

The Board's total cash flow was \$633,741 for Fiscal 1993 compared with \$413,781 in the previous year.

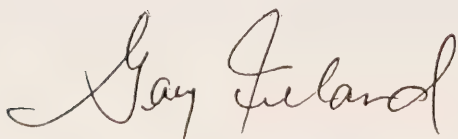
The acquisition of capital assets amounted to \$339,321 for Fiscal 1993 and is comprised of \$124,100 for the completion of the new cold storage area, \$35,000 for the canopy roofs, \$34,000 for paving, \$70,800 for capital equipment, \$39,800 for security cameras and \$35,621 for other capital items.

Tonnage at the Terminal remained steady at approximately 825,000 tons.

The Board of Directors would like to thank its tenants, buyers and suppliers for their support during the year.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD



Gary Ireland
Chairman

STATEMENT OF OPERATIONS AND RETAINED EARNINGS

Year ended March 31	1993	1992
REVENUE		
Rents	\$ 3,833,491	\$ 3,884,792
Cold storage	1,132,372	1,243,423
Entrance fees	563,139	521,565
Buyers access cards	182,467	25,165
Other income	13,467	8,143
Services	4,775	5,669
	<u>5,729,711</u>	<u>5,688,757</u>
EXPENSES		
Salaries and benefits	1,844,728	1,960,572
Realty and business taxes	1,169,484	1,036,105
Waste removal	601,917	756,209
Amortization	552,907	500,891
Interest expense — demand loans (Note 3)	466,299	434,868
Electric power	310,131	277,682
Repairs and maintenance	274,509	273,023
Operating supplies and expense	128,092	143,642
Legal services	70,830	118,163
Office expenses	50,134	70,143
Fuel	77,449	67,476
Insurance	56,268	55,755
Miscellaneous contract services	46,277	50,378
Water	41,687	37,997
Rent expense — Hydro land	33,343	32,040
Board members' fees and expenses	27,322	24,550
Miscellaneous expenses	47,085	18,817
	<u>5,798,462</u>	<u>5,858,311</u>
Loss for the year	(68,751)	(169,554)
Retained earnings, beginning of the year	<u>4,502,601</u>	<u>4,672,155</u>
Retained earnings, end of year	<u>\$ 4,433,850</u>	<u>\$ 4,502,601</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1993

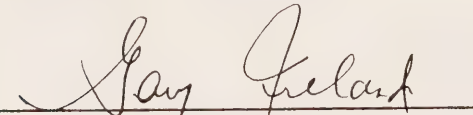
ASSETS

	1993 \$	1992 \$
Current		
Accounts receivable	135,711	337,528
Prepaid expenses	<u>69,031</u>	<u>22,419</u>
	204,742	359,947
 Capital assets (Notes 1 and 2)	 <u>11,390,789</u>	 <u>11,779,187</u>
	<u><u>11,595,531</u></u>	<u><u>12,139,134</u></u>

LIABILITIES AND RETAINED EARNINGS

	1993 \$	1992 \$
Current		
Bank Indebtedness	158,572	147,492
Demand loans (Note 3)	6,286,537	6,592,037
Accounts payable and accrued liabilities	346,230	294,155
Deferred revenue (Note 4)	370,342	428,037
Deposits (Note 2)	<u>—</u>	<u>174,812</u>
	7,161,681	7,636,533
Contingency (Note 2)		
Retained earnings	<u>4,433,850</u>	<u>4,502,601</u>
	<u><u>11,595,531</u></u>	<u><u>12,139,134</u></u>

On behalf of the Board:

 Chairman

 Secretary Treasurer

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1993

	1993 \$	1992 \$
Cash provided by (used in)		
Operating activities		
Loss for the year	(68,751)	(169,554)
Items not involving cash		
Amortization	552,907	500,891
	<u>484,156</u>	<u>331,337</u>
Net change in non-cash working capital balances	<u>149,585</u>	<u>82,444</u>
	<u>633,741</u>	<u>413,781</u>
Investing activities		
Acquisition of capital assets	<u>(339,321)</u>	<u>(1,135,186)</u>
Financing activities		
Increase (decrease) in demand loans	<u>(305,500)</u>	<u>567,333</u>
Decrease in cash during the year	(11,080)	(154,072)
Cash (bank indebtedness), beginning of year	<u>(147,492)</u>	<u>6,580</u>
Bank indebtedness, end of year	<u>(158,572)</u>	<u>(147,492)</u>

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

March 31, 1993

1. NATURE OF BUSINESS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

2. CAPITAL ASSETS

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land Improvements	10 years
Buildings	40 years
Equipment	5 years
Parking deck and retaining wall	40 years
Parking deck expansion joints	10 years

3. INTEREST EXPENSE

Interest expense relating to major capital expenditures is capitalized by a charge to capital asset additions when significant interest costs will be incurred before the capital facility commences operation.

NOTES TO FINANCIAL STATEMENTS

March 31, 1993

1. CAPITAL ASSETS	1993			1992
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land Improvements	1,952,541	1,478,749	473,792	509,866
Buildings	12,998,955	4,630,661	8,368,294	8,442,423
Equipment	2,181,444	1,732,070	449,374	498,866
Parking deck and retaining wall	2,372,597	651,493	1,721,104	1,762,923
Parking deck expansion joints	120,730	18,109	102,621	114,693
Construction in progress	—	—	—	174,812
Total	<u>19,901,871</u>	<u>8,511,082</u>	<u>11,390,789</u>	<u>11,779,187</u>

2. CONTINGENCY

Deposits of \$ 174,812 related to the proposed development of the "C Unit" produce selling units have been applied against the related capital asset cost of the project, reflecting management's opinion that the proposed development will not proceed.

Although it is management's opinion that these deposits are non-refundable, a claim has been made against the Board for the refund of these deposits and damages for breach of contract. It is not possible at this time to determine the outcome of the claim. A settlement, if any, will be charged to operations in the period in which the settlement occurs.

3. DEMAND LOANS

	1993	1992
Demand loan, prime rate	\$ 500,000	\$ 500,000
Demand loan, prime rate, guaranteed by the Province of Ontario, to be fully repaid by December 31, 1996	1,114,704	1,258,704
Demand loan, prime plus 1/4%, supported by a Letter of Understanding not to sell, or further encumber property at 165 The Queensway	4,671,833	4,833,333
	<u>\$ 6,286,537</u>	<u>\$ 6,592,037</u>

4. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers cards and office rentals.

THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

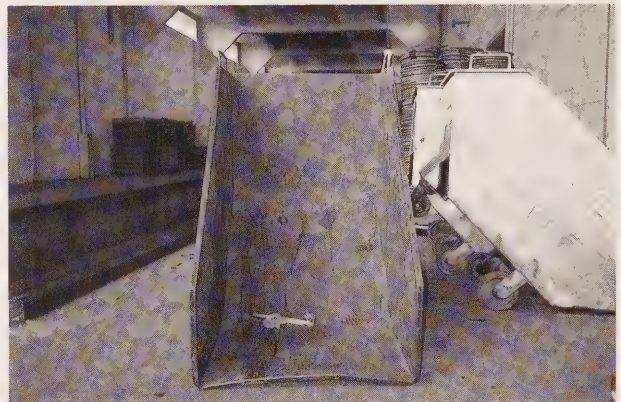
- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.
- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.
- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.
- Maintain a good working relationship with the wholesale tenants, growers and buyers.
- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.
- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.

WASTE RECYCLING PROGRAM

The Board has an active recycling program in place that is effective and cost efficient as evidenced by our statement. We are constantly upgrading our program to make our program as efficient as possible. We recycle cardboard, metal cans, waste produce, paper, wood and styrofoam cups. We have 'blue box and blue cart' programs in place for the offices and the warehouses. We separate the waste as close to source as possible using the resources of our Sanitation Staff and our Tenants.

SEPARATION OF WASTE

Each Tenant is issued a standard 1 cu. yd. garbage cart. Blue carts are used for recycled produce and red carts are used for waste. The carts are modified to fit our compactor.



The 40 cu. yd. compactors are modified to accept our standard garbage carts. One compactor (with pre-juicer device) is used for produce waste while the other is used for other waste.



WASTE RECYCLING PROGRAM

RECYCLING CARDBOARD

We have two balers, one for waxed cardboard and one for non-waxed cardboard. The bales are subsequently taken to a paper product company.

Loading the baler.



Emptying the baler.



Bales of cardboard await transport to the paper company.



WASTE RECYCLING PROGRAM

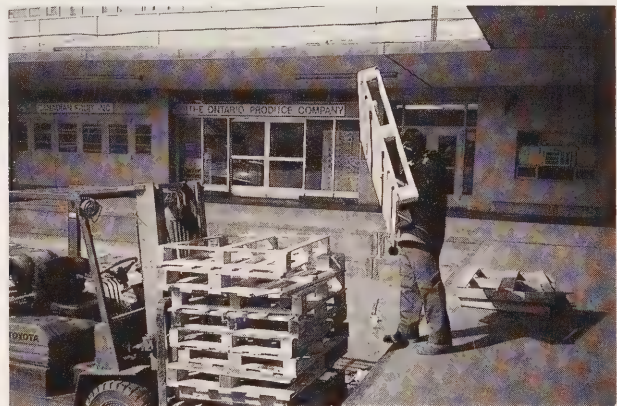
RECYCLING PRODUCE WASTE

Produce waste is emptied into the waste produce compactor. This waste is then sent to farms.



RECYCLING WOOD

Softwood pallets are collected from the Court and either reassembled or sent to be recycled into wood chips.



Broken pallets are made available to the public for firewood.



MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

RESTAURANTS

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32 F or 40 F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily or monthly basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy 15 minutes prior to the opening. With this system, stalls are used in an efficient manner. Monthly growers and then daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. GROWER — A person who sells only produce grown on his/her farm.
2. GROWER/DEALER — A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. DEALER — A person who only sells produce grown by others.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far South as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store, (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1993

NUMBER OF PAID ENTRIES* 26,815 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 3,432 daily paid entries 35,100 leaseholders*

*stall use by farmers market tenants

COLD STORAGE 5,300,869 number of pieces received

TONNAGE 825,000 TONS

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from specialty Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
91	Klepka Boleslaw	Grower	Fall				Spring
93	Sgambelluri J	Grower	Fall	148	Sobkowich Ed	Grower / Dealer	Annual
95	Kaczmariski Henry	Grower	Fall	149	Sobkowich Ed	Grower / Dealer	Annual
96	Sampl Alois	Grower	Fall	150	Borowsky Farm	Grower	Annual
97	Kosem Mike & Rita	Grower	Fall	151	Suthons Don	Grower	Annual
98	Chodarczewicz Joseph	Grower	Fall	152	Blizman Steve	Grower	Annual
99	Voogt Peter	Grower	Fall	153	Komienski Farms	Grower	Annual
100	Marchalewicz John	Grower	Fall	154	Komienski Farms	Grower	Annual
102	Heim T & G	Grower	Fall	155	Omar Farms	Grower	Annual
103	Schouwenaar J	Grower	Fall	156	Omar Farms	Grower	Annual
104	Schouwenaar H & G	Grower	Fall	157	Tiveron J & Sons	Grower / Dealer	Annual
105	Shelton L	Grower	Fall	158	Tiveron J & Sons	Grower / Dealer	Annual
106	Willms John	Grower	Fall	159	Greers Wholesale	Dealer	Annual
107	Stewart Orchards	Grower	Fall	160	Ranjit Raymond	Grower	Annual
108	Kowalik C & P	Grower	Fall	161	Cerasani James	Dealer	Annual
109	Ivanchuk W	Grower	Fall	162	Pettitt Bros	Grower	Annual
110	Hildreth Farms (Martin)	Grower	Fall	163	Eng Teddy	Grower	Annual
111	Hildreth Jack	Grower	Fall	164	Kowalik R & E	Grower	Fall
112	Hildreth Jim	Grower	Annual	164	Saliba M	Grower	Spring
113	Warner Farms	Grower	Fall	165	Saliba A	Grower	Annual
114	Sobkowich Stan	Grower	Fall	166	Martins Antonio	Grower	Annual
115	Kukovica Frank	Grower	Annual	167	Saliba Joseph	Grower	Annual
116	Starc Frank	Grower	Fall	168	Saliba B & M	Grower	Annual
117	Gaetanos Green	Grower / Dealer	Annual	169	Gucciardi G	Grower	Annual
118	C & H Gardens	Grower / Dealer	Annual	170	Caledon Produce	Grower	Annual
119	C & H Gardens	Grower / Dealer	Annual	171	Caledon Produce	Grower	Annual
120	Pineholm Farms	Grower / Dealer	Annual	172	Falbo Frank	Grower	Annual
120	Pineholm Farms	Grower / Dealer	Annual	173	Grisovich D	Grower	Fall
121	Pineholm Farms	Grower / Dealer	Annual	173	Saliba Paul	Grower	Spring
122	Kolonics Louis	Grower	Annual	174	Singh R	Grower	Annual
123	Kolonics Louis	Grower	Annual	175	Saliba J D	Grower	Annual
124	Tannous Charles	Dealer	Annual	176	Bayshore Veg Shippers	Dealer	Annual
125	Tannous Charles	Dealer	Annual	177	Beanhaven Farms	Grower	Fall
126	Lakeshore Produce	Grower / Dealer	Annual	177	Van Elslander Ray	Grower	Spring
127	Elias Sam	Grower / Dealer	Annual	180	Streef Produce	Grower / Dealer	Annual
128	Fracchioni Louis	Dealer	Annual	181	Streef Produce	Grower / Dealer	Annual
129	Peters Antoine	Grower / Dealer	Annual	182	Davis Fred	Dealer	Annual
130	Transway Produce	Dealer	Annual	183	Davis Fred	Dealer	Annual
131	Visser Leo	Grower / Dealer	Annual	184	Walnut Valley Farm (E.)	Grower	Fall
132	Visser Leo	Grower / Dealer	Annual	184	Blyleven Walter	Grower	Spring
133	Thomas Paul	Grower / Dealer	Annual	185	Wiley Bros Farms Ltd	Grower	Annual
134	Thomas Paul	Grower / Dealer	Annual	186	Salem Farm Ltd	Grower	Annual
135	Groenewegen Neil	Grower / Dealer	Annual	210	Prokopchuk Steve	Grower	Annual
136	Groenewegan Neil	Grower / Dealer	Annual	211	Sunny Acre Farm	Grower	Annual
137	Groenewegan Neil	Grower / Dealer	Annual	212	Lum John	Grower	Annual
138	Aziz Louis	Grower / Dealer	Annual	213	Happy Chung	Grower	Annual
139	Aziz Louis	Grower / Dealer	Annual	214	Scotch W	Grower	Annual
140	Zakaria Bill	Dealer	Annual	215	Scotch W	Grower	Annual
141	Koorneef Produce	Grower / Dealer	Annual	216	Sonyi Gozo	Grower	Annual
142	Koorneef Produce	Grower / Dealer	Annual	217	Gammicchia A	Grower	Annual
143	Prins James	Grower	Annual	218	Fasullo D	Grower	Annual
144	Scarafile Produce	Dealer	Fall	219	Sun Garden '87	Grower	Annual
145	Philbrick Jack	Grower	Annual	220	Blue River Farm	Grower	Annual
146	Lizak T Farms	Grower	Fall	221	Wings Farm	Grower	Annual
			Spring	222	Luk Ham	Grower	Annual
147	Lizak T Farms	Grower	Fall	223	Wong Hock Yee	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
224	Green Valley Farm	Grower	Annual	320	Meyers Fruit Farm	Grower	Annual
225	Green Valley Farm	Grower	Annual	321	Zicari L	Grower	Annual
226	Green Valley Farm	Grower	Annual	322	Clarkson P A	Grower	Annual
227	Chow's Farm	Grower	Annual	323	Clarkson P A	Grower	Annual
228	Chow's Farm	Grower	Annual	324	Taylor David	Grower	Annual
229	Chow Eddy	Grower	Annual	325	Gorecki Karl	Grower	Annual
230	Hing Jan	Grower	Annual	326	Cudmore W	Grower	Annual
231	Hing Jan	Grower	Annual	327	Cudmore W	Grower	Annual
232	Lee Art	Grower	Annual	328	Borcsook Paul	Grower	Annual
233	Kwan Chow Yim	Grower	Annual	329	Van Der Marel Joe	Grower / Dealer	Annual
234	Lee Kun Foo	Grower	Annual	330	Van Der Marel Joe	Grower / Dealer	Annual
235	Young Gee	Grower	Annual	331	McCarthy Jim	Grower	Annual
236	Young Norman	Grower	Annual	332	McCarthy Jim	Grower	Annual
237	Zamecnik (E.Z. Grow)	Grower / Dealer	Annual	333	Schuurman Greenhouse	Grower	Annual
238	Gegeny K	Grower	Annual	334	Goetz J & Son	Grower	Annual
239	Rudnick J	Grower	Annual	335	Goetz J & Son	Grower	Annual
240	Borean L	Grower	Annual	336	Engberts Gerald	Grower / Dealer	Annual
241	Marcucci J	Grower	Annual	337	Rottier Louis	Grower	Annual
242	Atkinson Bros	Grower	Annual	338	Obrist Fred	Grower	Annual
243	DiGirolamo J Farm	Grower	Annual	339	Millgrove Greenhouse	Grower	Annual
244	Pinky-Dean Farms	Grower	Fall	340	Sy's Flowers Ltd	Dealer	Annual
			Spring	341	Juras Marian	Grower	Annual
245	Gatto Flowers	Dealer	Annual	342	Delean A	Grower	Annual
246	Kwarciany J & T	Grower	Annual	343	Fett Steve Jr	Grower	Annual
247	Caietta Andre	Grower	Annual	344	Fett Stefon	Grower	Annual
248	Hillview Gardens	Grower / Dealer	Annual	345	Tigchelaar R H	Grower	Annual
249	Cipponeri S	Grower	Annual	346	Nyland Greenhouse	Grower / Dealer	Annual
250	Laurensen Keith	Grower	Annual	347	Westbrook Greenhouse	Grower / Dealer	Annual
251	Dutka Roman	Grower	Annual	348	Flack George	Grower / Dealer	Annual
252	Piattelli Enrico	Grower	Annual	349	Fisher Peter	Grower	Annual
253	Tyios Harry	Grower	Annual	350	Vanderburgh Farms	Grower	Annual
254	Ferragina L & D	Grower	Annual	351	Vanderburgh Farms	Grower	Annual
255	Naso Alberto	Grower	Annual	352	Laurensen John	Grower	Annual
256	Pistritto Vince	Grower	Annual	353	Laurensen John	Grower	Annual
		Grower	Fall	354	DeFilippis Dominic	Grower / Dealer	Annual
257	Ing Sunny	Grower	Spring	355	Latimer Don	Grower	Annual
258	Goulart Manuel	Grower / Dealer	Annual	356	Vander Dussen P	Grower	Annual
259	Vasarajs Stanley	Grower	Annual	357	Zomer Bros Greenhouse	Grower	Annual
260	Maiorano Vince	Grower	Annual	358	Elliot Wm & Sons	Grower	Annual
261	Maiorano Vince	Grower	Annual	359	Elliot Donald	Grower	Annual
262	Grassie Produce	Grower	Annual	360	Spring Valley Gardens Inc	Grower	Annual
263	Majpruz Nick	Grower	Annual	361	Debono Louis	Grower	Annual
264	Jabbour Sarkis	Grower	Annual	362	Mahe Joseph	Grower	Annual
265	Jauhal Nirmal	Grower	Annual	363	Kuchma Morris	Grower	Annual
310	Deli Louis	Grower / Dealer	Annual	364	Skoblenick Joe	Grower	Fall
311	Loffredo F	Grower	Annual	364	Knipfel J	Grower	Spring
312	Bunk Egon	Dealer	Annual	365	Dekker H Ltd	Grower / Dealer	Annual
313	Bunk Egon	Dealer	Annual	410	Kocsis Tom	Grower	Fall
314	Sharples Greenhouse	Grower	Annual	410	Van Vliet Bros	Grower	Spring
315	Magalas H	Grower	Fall	411	Boncheff Geo	Grower	Annual
315	Boekestin Greenhouse	Grower	Spring	412	Boncheff Geo	Grower	Annual
316	Vincic Spiro	Grower	Annual	413	Huber Walter	Grower	Annual
317	Overholt Orchards	Grower	Annual	414	Senko Walter	Grower	Fall
318	Distefano V	Grower	Annual			Grower	Spring
319	Cherry Ave Farm	Grower	Fall	415	Ravensbergen	Grower / Dealer	Annual
319	Konkle Michael	Grower	Spring	416	Kralt Jack & Sons	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
417	Turner Cliff	Grower	Annual	519	Wan Cho Shee	Grower	Annual
418	Duesling Wayne	Grower	Annual	520	Gaetano Salvatore	Grower	Annual
419	Valk Greenhouse	Grower	Annual	521	Jagodics Julius	Grower	Annual
420	De Vries John	Grower / Dealer	Annual	522	Jagodics Julius	Grower	Annual
421	Stys Gladys Jean	Grower	Fall	523	Gorzo John	Grower	Annual
421	Gilbert Flowers	Grower	Spring	524	Macri Farms	Grower	Fall
422	Stevens Fred	Grower	Annual	524	Cacciola Rocco	Grower	Spring
423	Paul Vos Greenhouse	Grower	Annual	525	Lachowsky Bohdan	Grower	Fall
424	Rice Road Greenhouse	Grower	Annual	525	Colonial Florists	Grower	Spring
425	Mergl Frank	Grower	Fall	526	Bourak Peter	Grower	Fall
425	Staalduinen Floral Ltd	Grower	Spring	526	Colonial Florists	Grower	Spring
426	Palumbo Mario	Grower	Annual	527	Mertens Otto	Grower	Fall
427	Ferragine Peter	Grower	Annual	527	Colonial Florists	Grower	Spring
428	Riga Rosario	Grower	Annual	528	Welsh Wayne	Grower	Fall
429	Zdriluk A M	Grower	Annual			Grower	Spring
430	Zdriluk Mary	Grower	Annual	529	Medve Les & Sons	Grower	Annual
431	Vandergrift Wholesale	Dealer	Annual	530	Medve Les & Sons	Grower	Annual
432	Vander Hoeven C	Grower	Annual	531	Cave Spring Orchards	Grower	Fall
433	Mitchener Jack	Grower	Annual	531	Nicol Florists	Grower	Spring
434	Wildhagen Peter	Grower	Annual	532	Lehmans Farm	Grower	Annual
435	Vanden Broek Chas	Grower	Annual	533	Lehmans Farm	Grower	Annual
436	Rusling Don	Grower	Annual	534	Nemeth Steve	Grower / Dealer	Annual
437	Medynski A & P	Grower	Annual	535	Nemeth Steve	Grower / Dealer	Annual
438	Bradford Greenhouse	Grower	Annual	536	Boot J L	Grower	Annual
439	Srebnik Mary	Grower	Annual	537	Romaniuk Bob	Grower / Dealer	Annual
440	Creekside Gardens	Grower	Annual	538	Harry P Voogt Greenhouse	Grower	Annual
441	Sorensen Kristian	Grower	Annual	539	Domio Bruno	Grower	Fall
442	Colwell Murray	Grower	Annual	539	Andrushko Taras	Grower	Spring
443	Hollo-Maple Farms	Grower	Annual	540	Komienski Wayne	Grower	Annual
444	Folmeg Anton	Grower	Annual	541	Pendola Mario	Grower	Annual
446	Skoblenick Steve	Grower	Fall	542	Shabatura Peter	Grower	Annual
446	Scott Street Greenhouse	Grower	Spring	543	Ditsch A	Grower	Annual
447	Szabo Antal	Grower	Annual	544	Schnitzer Ed	Grower	Fall
448	Shaw Terry	Grower	Fall	544	Gregory Greenhouses	Grower	Spring
448	Zomer Gardens	Grower	Spring	610	Lambert Al	Grower	Annual
449	Gomes Charles	Grower	Fall	611	Ferreira Jose	Grower	Annual
449	Benko Joe	Grower	Spring	612	Skubel Bruno	Grower	Fall
450	Vangeest Gardens	Grower	Annual	612	Vanegmond Harry & Sons	Grower	Spring
451	James White Florists	Grower	Annual	613	Ubeid Nabhan	Grower	Annual
504	Wolfert Dick	Grower / Dealer	Annual	614	Zimmerman Sigrid	Grower	Fall
505	Wolfert Dick	Grower / Dealer	Annual	614	Lagerwerf Ken	Grower	Spring
506	Mandryk Ron	Grower	Annual	615	Demianiw George	Grower	Fall
507	Fekette Gabriel & Elizabeth	Grower	Annual	615	Moes Greenhouses	Grower	Spring
508	Smeenck Ted	Grower	Fall	616	Fratric P	Grower	Fall
			Spring	616	Moes Greenhouses	Grower	Spring
509	Murre John	Grower	Annual	617	Sroka Walter	Grower	Fall
510	Hudec John	Grower	Annual	617	Broadway Gardens	Grower	Spring
511	Montalbano Pasquale	Grower	Annual	618	Durham Donald	Grower	Annual
512	Philipp Hal	Grower	Annual	619	Holubowsky Paul	Grower	Fall
513	Loffredo Emilio	Grower	Annual	619	Scharringa Greenhouses	Grower	Spring
514	Davis Dennis	Grower	Fall	620	Schlosser Edgar	Grower	Fall
514	Freeman Farms	Grower	Spring	620	Scharringa Greenhouses	Grower	Spring
515	Shing Fong Farms	Grower	Annual	621	Lenko William	Grower	Fall
516	Lun Sang Farms	Grower	Annual	621	Dutch Mill Gardens	Grower	Spring
517	Choy Cho Yee	Grower	Annual	622	Pohorly Frank	Grower	Fall
518	Sue Brothers	Grower	Annual	622	Ben Vellekoop Greenhouses	Grower	Spring

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
623	Lovshin Albert	Grower	Fall	721	Posavad Rudy	Grower	Spring
623	Ben Vellekoop Greenhouses	Grower	Spring	722	Fedorowich Lillian	Grower	Fall
624	House E & S	Grower	Annual	722	Lockview Greenhouses	Grower	Spring
625	Hiemstra G	Grower	Annual	723	Szczuczko F	Grower	Fall
626	J & R Produce	Grower	Fall	723	Postma's Greenhouses	Grower	Spring
626	A V Greenhouse	Grower	Spring	724	Culp George	Grower	Annual
627	Kralj Mirko	Grower	Fall	725	Empire Orchards	Grower	Fall
627	A V Greenhouse	Grower	Spring	725	Watson Farms	Grower	Spring
628	Saraiva Sebastian	Grower	Fall	726	Delima Jamie	Grower	Fall
628	Posavad J	Grower	Spring	726	Northview Greenhouses	Grower	Spring
629	Miles Kevin	Grower	Annual	727	Tybin Pauline & Nick	Grower	Fall
630	Ternes Bernhard	Grower	Annual	727	Kowaluk Dennis	Grower	Spring
631	Lubinsky John	Grower	Fall	728	Ben Veldhuis Ltd	Grower	Annual
631	Horbach's Farms	Grower	Spring	729	Lach Joseph	Grower	Fall
632	Tchorek Joseph	Grower	Fall	729	Walgrave R & W Greenhouses	Grower	Spring
632	Kievit H (Greenacres)	Grower	Spring	730	Tintern Gardens	Grower	Annual
633	Tilstra Samuel	Grower	Annual	731	Horbach's Farms & Greenhouse	Grower	Fall
634	Busch Frank	Grower	Annual	731	Vanderkooy Harry	Grower	Spring
635	New Style Gardening	Grower	Annual	732	Skarja Greenhouses	Grower	Annual
636	North End Gardens	Grower	Annual	733	Grebenc Farms	Grower	Annual
637	Kalabis Tadeusz	Grower	Annual	734	Maple Lane Farms	Grower	Annual
638	Van Elswyk Adrian	Grower	Annual	735	Krizay Frank	Grower	Fall
639	Pendola John	Grower	Annual			Grower	Spring
640	McConkey W E & Sons	Grower	Annual	736	Singh Gurnham	Grower	Annual
641	Kemeny Michael	Grower	Annual	737	John Barth	Grower	Annual
642	Lament S	Grower	Fall	738	Tool Johannes	Grower	Annual
			Spring	739	Mario Vegetable Farm	Grower	Fall
643	Smith Francis	Grower	Annual	739	Verrips Gerry	Grower	Spring
644	Sroka Joe	Grower	Fall	740	Baxter Farms	Grower	Annual
644	Smith Norman	Grower	Spring	741	Halls Fruit Farm	Grower	Annual
645	Toic Boz Jr	Grower	Fall	742	Birk Farms	Grower	Annual
645	Dodd's Greenhouse	Grower	Spring	743	Dionis Lorenzo	Grower	Fall
646	Marques John	Grower	Annual	743	Lee Ken	Grower	Spring
647	Holowatyj Mike	Grower	Fall	744	Proracki Frank	Grower	Fall
647	Central Greenhouses	Grower	Spring	744	Virgil Greenhouses	Grower	Spring
648	Hurkens Peter	Grower	Fall	745	Oliveira John & Maria	Grower	Annual
648	Garden City Greenhouses	Grower	Spring	746	Emre Charles	Grower	Annual
649	Naka Willy	Grower	Annual	747	Langendoen John	Grower	Annual
650	Urysz Stanley	Grower	Fall	748	Woodbridge Veg Farm	Grower	Annual
650	Flower Hill Farms	Grower	Spring	749	Lapadat Victor	Grower	Fall
651	Martin Farms Ltd	Grower	Annual	749	Vos Henry	Grower	Spring
710	McGillion M	Grower	Fall	750	Kozak Thomas & Sons	Grower	Annual
710	Reschner John	Grower	Spring	810	Burbridge John	Grower	Annual
711	Shisko Mike	Grower	Annual	811	Steele David W	Grower / Dealer	Annual
712	Tuczapski W	Grower	Annual	812	Kwarciany Richard Jr	Grower / Dealer	Annual
713	Boccalon Natale	Grower	Annual	813	Monteforte G	Grower	Annual
714	Burgio Vince	Grower	Fall	814	Emslie T	Grower	Fall
714	Jordan Greenhouses	Grower	Spring	814	Bloomsburg Greenhouses	Grower	Spring
715	Kinlee Orchards	Grower	Annual	815	Garnham Wayne	Grower	Fall
716	Aitkin Tom	Grower	Annual	815	Zwinkels Greenhouses	Grower	Spring
717	Uptown Farm Produce	Grower	Annual	816	Deli David	Grower	Annual
718	Poole Frank	Grower	Annual	817	Rusyn John	Grower	Fall
719	Nowak Edmond	Grower	Annual	817	Vander Knyff Arie	Grower	Spring
720	Dachuk Gordon	Grower	Fall	818	Sitko Farms	Grower	Fall
		Grower	Spring	818	Vander Knyff Arie	Grower	Spring
721	Meleca Carlo	Grower	Fall	819	Taylor Arthur	Grower	Fall

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
		Grower	Spring	927	Piazza Teresa	Grower	Annual
		Grower	Fall	928	Bozek Fred	Grower	Annual
820	Sunnyside Flowers	Grower	Spring	929	Casey's Greenhouses	Grower	Annual
821	The Mill Open Air Market Ltd	Grower	Annual	930	Pedro Gilberto	Grower	Annual
822	Woodland Greenhouses			931	Van Brugge Peter	Grower / Dealer	Annual
	(H Donders)	Grower	Annual	932	Vincic Dusan	Grower	Fall
823	Kozak Peter	Grower	Fall	932	Herridge Donald & E	Grower	Spring
823	Latour Jeltje	Grower	Spring	933	Castelo David	Grower	Fall
824	Puglisi Salvatore	Grower / Dealer	Annual	933	De Goey John	Grower	Spring
825	Puglisi Guiseppe & Son	Grower	Annual	934	Van Goethem Mark	Grower	Annual
826	Gucciardi Luigi	Grower	Fall	935	Den Besten Hendrik	Grower	Annual
826	Mona Lisa Gardens Ltd	Grower	Spring	936	Procyk Farms Ltd	Grower	Fall
827	Johnston Bill & Julie	Grower	Annual	936	Fluit Nurseries	Grower	Spring
828	Laurensen William	Grower	Annual	937	Hanson Bruce	Grower	Fall
829	Howard Wayne	Grower	Annual	937	Waterfront Nurseries	Grower	Spring
830	Van Eck Greenhouses	Grower	Annual	938	Hyde Grant	Grower	Annual
831	Sun Lee Farm	Grower	Annual	939	Werbicky Rudy or Raymond	Grower	Annual
832	Veens Gerry & Irene	Grower	Fall	940	Carewsky William	Grower	Annual
832	Degelder	Grower	Spring	941	Barranca Carlo	Grower / Dealer	Annual
833	Lukezic Tony	Grower	Annual	942	Pappani N	Grower	Annual
834	Klaric Angela	Grower	Annual	943	Burke Brian	Grower	Annual
835	Lennox Farm Ltd	Grower	Annual	1012	Mannoe George	Grower	Annual
836	Van Der Kooi Joe	Grower	Annual	1013	Country Herbs	Grower	Annual
837	Bartello Fruit Farm	Grower	Fall	1014	Sosnicki Joseph	Grower	Annual
837	Pete's Perennials	Grower	Spring	1015	Bonnets Nursery &		
838	Milicic Ivan	Grower	Annual		Greenhouses	Grower	Annual
839	Haakman Rob	Grower	Fall	1016	Dutch Mill Gardens		
839	Voskamp J	Grower	Spring		(Ed Scharrenga)	Grower	Annual
840	Reschner John	Grower	Fall	1017	Bianchi Bros	Grower	Annual
840	Danbrook Greenhouses	Grower	Spring	1018	Amherst Greenhouses	Grower	Annual
841	Layter A	Grower	Fall	1019	Elliott Jack W	Grower	Annual
841	Haakman Rob	Grower	Spring			Grower	Fall
842	Jackson A B & Son	Grower	Fall	1020	GM Garden Center	Grower	Spring
842	Allan Scott Greenhouses	Grower	Spring	1021	Hyland Wholesale	Grower / Dealer	Annual
843	Smyrechinsky Tony	Grower	Annual	1022	Buchner's Greenhouses	Grower	Annual
844	Fernlea Flowers	Grower	Annual	1023	Lukezic Ed	Grower	Annual
910	Kukielka Stan & Henry	Grower	Annual	1024	Gaetano Tony	Grower	Annual
911	Desplenter Guido	Grower	Annual	1025	Storehouse Farms	Grower	Fall
912	Martins Family Fruit Farm	Grower / Dealer	Annual	1025	Voskamp Greenhouses	Grower	Spring
913	Ostromecki H	Grower	Annual	1026	Economy Farmers Market Ltd	Grower	Fall
914	Decroos John	Grower	Annual			Grower	Spring
915	Hortner John	Grower	Annual	1027	Couwenholm Farm Ltd	Grower	Annual
916	Turco Vincent	Grower	Annual	1028	Cherneys Flowers	Grower	Annual
917	Graaskamp Family					Grower	Fall
	Egg Ranch	Grower / Dealer	Annual	1029	Heidaway Greenhouses	Grower	Spring
918	Kabara Edward	Grower	Annual	1030	Wagenmaker Gus & Sons		
919	Trostenko George	Grower	Fall		Greenhouses	Grower	Annual
919	Schouwenaar George	Grower	Spring	1031	Tree Valley	Grower	Annual
920	Iveys Inc	Grower	Annual	1032	Debono Edward	Grower	Annual
921	G P Vegetable Farms	Grower	Annual	1033	Wilson J H (Jeff)	Grower	Annual
922	Freskiw Farms	Grower / Dealer	Annual	1034	Sunnyridge Growers	Grower	Annual
923	Adams Greenhouses &			1035	Wiens Johannes E	Grower	Annual
	Fruit Farm	Grower	Annual	1036	CMS 828397 Ontario	Grower / Dealer	Annual
924	The Greenhouses	Grower	Annual	1037	Ytsma W	Grower	Annual
925	White David	Grower	Annual	1038	Binnendyk A	Grower	Annual
926	Benedetto Joseph	Grower	Annual	1039	Chantler Douglas A	Grower	Annual
				1040	Posie Packer Inc	Dealer	Annual

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING		A	B
1	Dominion Citrus & Drugs	102a, 102 104, 106 108	
2	Brostal Holdings Inc.	110	
3	Italian Produce	112	
4	Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5	Ontario Tree Fruits Ltd.	120a, 122 138, 140	
6	Stronach & Sons Ltd.	124, 126	
7	Lamantia & Russell Produce Ltd.	128, 130	
8	North American Produce Buyers Ltd.	132	
9	C. Charles & Co. (1973) Ltd.	134	
10	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
11	Gambles Produce Limited		142, 144 146
12	Dom Amodeo Produce Ltd.		148
13	Macap Produce		150
NORTH WING			
14	White & Company, The	101a, 101 103	
15	P. Culotta & Co. Ltd.	105, 107	
16	Morris Brown & Sons Company Limited	109, 111	
17	King & Raphael, Toronto	113	
18	Provincial Fruit Co. Ltd.	115, 117 119	
19	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
20	Lenson Celery (1975) Ltd.	127, 129	
21	Mitchell Pacific (1992) Inc.	131	
22	Mel-O-Ripe Banana Brands Limited	133	
23	Tomato King Ltd.	135	
24	Canadian Fruit & Produce Co. Inc.	137	
25	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
26	Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
 B-units are auxiliary units flanking the Cold Storage facilities.



Ontario Apples from the Farmers Market destined for the Consumer.

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of Annual Office Leaseholders:

Agriculture Canada
Austin & Masters Ltd.
B. C. Tree Fruits Limited
Bank of Montreal
Bradbro Produce 1990 Incorporated
Morris Brown & Sons Company Limited
Canadian Fruit & Produce Co. Inc.
M. L. Catania Co. Ltd.
P. Culotta & Co. Ltd.
Dominion Citrus & Drugs Ltd.
Eglinton Fine Foods Ltd.
Gallop Transportation Services
Gambles Produce Limited
Gerawan Farming
Kelly Orchards Ltd.
King & Raphael Toronto Limited
Knob Hill Farms
Kroft Investments
Lee Brokerage Ltd.
Lenson Celery (1975) Ltd.
F. G. Lister & Co. Ltd.
G. A. Love Foods Inc.
Merit Truck Brokers
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
North American Produce Buyers Ltd.
Ontario Greenhouse Vegetable
Producers Marketing Board
Ontario Ministry of Agriculture
and Food
Ontario Potato Distributing Inc.
Ontario Produce Company
Ontario Tree Fruits Limited
Premium Brokers Inc.
Regal Produce Brokerage Central Inc.
Rite-Pak Produce Co. Ltd.
C.H. Robinson Company (Canada) Ltd.
Richard E. Ryan & Associates
So-oh! Fresh Produce
Sunbelt Transportation Services
Sunkist Growers Incorporated
Toronto Wholesale Produce Association
Trans Continental Trading
Veg-Pak Produce Company Ltd.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
City Foods Produce Ltd.
Chiovitti Banana Company Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board Members are:

Gary Ireland, Chairman	Simcoe
Grace Dekker, Vice-Chairwoman	Strathroy
Diane Baltaz	Guelph
Harold Brown	Toronto
Helen Lahti	Toronto
Cameron Rundle	Brighton
John J. Wilson	Orton

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
A. Kambo, Sgt. of Police
R. Osborne, Cold Storage Manager



40th ANNUAL REPORT

MARCH 31st, 1994

CADON
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ONTARIO FOOD TERMINAL BOARD

APRIL 1, 1954 TO MARCH 31, 1994
40 Years of Service to the Produce Industry



CONTENTS:

Submission to the Ontario Minister of Agriculture and Food
Statement of Operations years ended March 31, 1994 and 1993
Balance Sheet March 31, 1994
Statement of Changes in Financial Position 1994 and 1993
Notes to Financial Statements March 31, 1994
Mandates and Objectives of the Board
Pictures from our Past
Market Profile
Market Activity
Market Participants
Farmers Market leaseholders
Warehouse leaseholders
Office leaseholders, short term leaseholders — restaurants, the Board and Staff



Ontario Food Terminal, 4.45 a.m. August 19th, 1955. Picture taken before daylight as market opened for trading. White streaks are headlights from trucks in motion driving to Farmers' Market stalls. Wholesale market in background. In each of the past two years the Ontario Food Terminal has enjoyed increased patronage from growers, wholesalers, jobbers and retailers.

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 04, 1994

The Honourable Elmer Buchanan
Minister of Agriculture and Food
Parliament Buildings, Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the fortieth annual report of the Ontario Food Terminal Board for the fiscal year ending March 31, 1994.

The financial statements on the following pages show the Fiscal 1994 results compared with the Fiscal 1993 results.

The Board had an operating surplus of \$249,793 for Fiscal 1994 compared with an operating loss of \$68,751 in Fiscal 1993.

The major factor in the turn around was the improved performance of the Cold Storage. Expenses were reduced and this, along with improved sales resulted in a break even on a total cash flow basis in the Cold Storage Cost Center. The other eight cost centers performed in a satisfactory manner.

The tonnage of produce sold at the Terminal increased by 1% to 831,000 tons.

The Board spent \$676,427 on the acquisition of new capital assets. The major projects included a major addition to the Farmers' Market \$179,360, new windows for the North and South office wings \$142,500, additional heavy duty paving of \$133,500, new roofing for the Buyer's Court canopy \$77,731, a new electrical transformer \$36,214, new Buyer's loading spaces for large trucks \$20,000 and additional security cameras \$17,514.

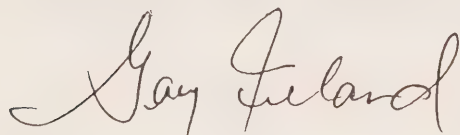
The Board was included in the Social Contract Legislation and was asked to pay the Ontario Government \$71,799 per year for the next three years. This amount is shown as an expense in the Board's statement of operations.

The wholesale market for fresh produce in Canada continues to be very competitive with new competitors entering the market place on a frequent basis. The Terminal continues to be a very important market for fresh produce and it is the Board's objective to assist its tenants in their endeavours to increase sales by maintaining a competitive and efficient wholesale facility.

The Board of Directors would like to thank its employees, tenants, buyers and suppliers for their support during the year.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD



Gary Ireland
Chairman

STATEMENT OF OPERATIONS AND RETAINED EARNINGS

For the year ended March 31	1994	1993
REVENUE		
Rents	\$ 3,892,551	\$ 3,833,491
Cold storage	1,284,602	1,132,372
Entrance fees	600,254	563,139
Buyers access cards	279,961	182,467
Other income	14,298	13,467
Services	8,176	4,775
	<u>6,079,842</u>	<u>5,729,711</u>
EXPENSES		
Salaries and benefits	1,881,993	1,844,728
Realty and business taxes	1,291,221	1,169,484
Waste removal	449,461	601,917
Amortization	581,053	552,907
Interest on demand loans	373,186	466,299
Electric power	351,359	310,131
Repairs and maintenance	289,113	274,509
Operating supplies and expense	129,923	128,092
Social contract payments to Treasurer of Ontario	71,799	—
Legal services	46,409	70,830
Office expenses	67,789	50,134
Fuel	54,741	77,449
Insurance	60,319	56,268
Miscellaneous contract services	59,502	46,277
Water	48,184	41,687
Rent expense — Hydro land	33,780	33,343
Board members' fees and expenses	37,782	27,322
Miscellaneous expenses	2,435	47,085
	<u>5,830,049</u>	<u>5,798,462</u>
Net income (loss)	249,793	(68,751)
Retained earnings, beginning of year	<u>4,433,850</u>	<u>4,502,601</u>
Retained earnings, end of year	<u>\$ 4,683,643</u>	<u>\$ 4,433,850</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1994

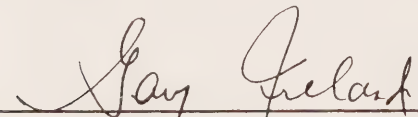
ASSETS

	1994 \$	1993 \$
Current		
Accounts receivable	178,793	135,711
Prepaid expenses	<u>101,172</u>	<u>69,031</u>
	279,965	204,742
 Capital assets (Note 1)	 <u>11,486,162</u>	 <u>11,390,789</u>
	<u>11,766,127</u>	<u>11,595,531</u>

LIABILITIES AND RETAINED EARNINGS

	1994 \$	1993 \$
Current		
Bank Indebtedness	67,971	158,572
Demand loans (Note 2)	6,423,125	6,286,537
Accounts payable and accrued liabilities	267,977	346,230
Deferred revenue (Note 3)	<u>323,411</u>	<u>370,342</u>
	7,082,484	7,161,681
 Contingency (Note 4)	 <u>4,683,643</u>	 <u>4,433,850</u>
Retained earnings	<u>11,766,127</u>	<u>11,595,531</u>

On behalf of the Board:



Director



Secretary Treasurer

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1994

	1994 \$	1993 \$
Cash provided by (used in)		
Operating activities		
Net income (loss)	249,793	(68,751)
Items not involving cash		
Amortization	<u>581,053</u>	<u>552,907</u>
	830,846	484,156
Changes in non-cash working capital balances	<u>(200,407)</u>	<u>149,585</u>
	<u>630,439</u>	<u>633,741</u>
Investing activities		
Purchase of capital assets	<u>(676,426)</u>	<u>(339,321)</u>
Financing activities		
Increase (decrease) in demand loans	<u>136,588</u>	<u>(305,500)</u>
Decrease (increase) in bank indebtedness	90,601	(11,080)
Bank indebtedness, beginning of year	<u>(158,572)</u>	<u>(147,492)</u>
Bank indebtedness, end of year	<u><u>(67,971)</u></u>	<u><u>(158,572)</u></u>

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

March 31, 1994

NATURE OF OPERATIONS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

CAPITAL ASSETS

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land Improvements	10 to 30 years
Buildings	10 to 40 years
Equipment	5 to 20 years
Parking deck and retaining wall	4 to 40 years
Parking deck expansion joints	10 years

INTEREST EXPENSE

Interest expense relating to major expenditures on capital assets is capitalized by a charge to capital asset additions when significant interest costs are incurred before the asset is put into use.

NOTES TO FINANCIAL STATEMENTS

March 31, 1994

1. CAPITAL ASSETS	1994			1993
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land Improvements	2,265,401	1,570,281	695,120	473,792
Buildings	13,288,719	4,879,908	8,408,811	8,368,294
Equipment	1,979,492	1,620,832	358,660	449,374
Parking deck and retaining wall	2,350,297	692,878	1,657,419	1,721,104
Parking deck expansion joints	120,730	30,182	90,548	102,621
Total	<u>20,280,243</u>	<u>8,794,081</u>	<u>11,486,162</u>	<u>11,390,789</u>

2. DEMAND LOANS

Demand loans comprise the following:

	1994	1993
Demand loan bearing interest at prime rate	\$ 900,000	\$ 500,000
Demand loan bearing interest at the prime rate and guaranteed by the Province of Ontario. The loan must be repaid by December 31, 1996.	970,704	1,114,704
Demand loan bearing interest at prime plus 1/4% and supported by a Letter of Undertaking not to sell, further mortgage or otherwise encumber property located at 165 The Queensway	4,552,421	4,671,833
	<u>\$ 6,423,125</u>	<u>\$ 6,286,537</u>

3. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers access cards and office rentals.

4. CONTINGENCY

The Board received deposits totalling \$174,812 related to the proposed development of the "C Unit" produce selling units. All costs related to the project net of the above deposits were charged to operations in previous years reflecting management's opinion that the proposed development would not proceed.

Although it is management's opinion that these deposits are non-refundable, a claim has been made against the Board for the refund of these deposits and damages for breach of contract. It is not possible at this time to determine the outcome of the claim. A settlement, if any, will be charged to operations in the period in which the settlement occurs.

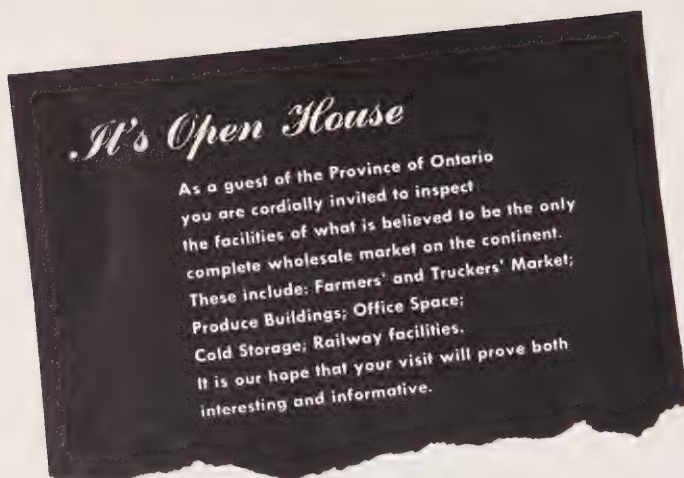
THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.
- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.
- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.
- Maintain a good working relationship with the wholesale tenants, growers and buyers.
- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.
- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.



PRODUCERS • DISTRIBUTORS • CONSUMERS

all benefit

The increased efficiency resulting from the spacious and modern facilities will benefit every section of the community.

This is what makes for efficiency:

An area of 52.5 acres; 42 produce stores for wholesaling fresh fruit and produce and 20 auxiliary stores for special operations like banana and tomato ripening and vegetable pre-packaging. All stores have direct access to railway sidings and provide a total of

225,000 sq. ft. of warehouse space.

40,000 sq. ft. of office space

720,000 cu. ft. of cold storage space (largest one-floor cold storage plant in Canada)

200,000 cu. ft. common storage space

8-acre railway yard

8-acre farmers' market

Public car and trucking facilities with a capacity of 1,000 vehicles.

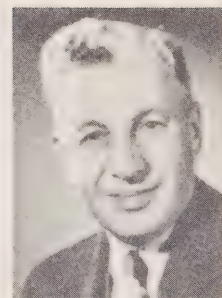
SELF-LIQUIDATING, PUBLIC SERVICE CORPORATION

No government grants, subsidies or other benefits have been extended to the project. The undertaking is set up as a completely self-liquidating public service corporation.

The cost of the Terminal was advanced by the Ontario Government on a 30-year amortization plan secured by the rents from 30-year leases with the produce trade, stall fees from the Farmers' and Truckers' Market section; revenue from the cold storage plant and from the sale or lease of various concessions.



The Honourable Leslie M. Frost,
Q.C., LL.D.
PRIME MINISTER OF ONTARIO



The Honourable F. S. Thomas
MINISTER OF AGRICULTURE



M. M. Robinson



G. F. Perkin



George H. Reynolds



W. C. Nickerson



George C. Anspach



John E. Reynolds



Ray D. Wolfe



V. J. Lamantia

The Ontario Food Terminal

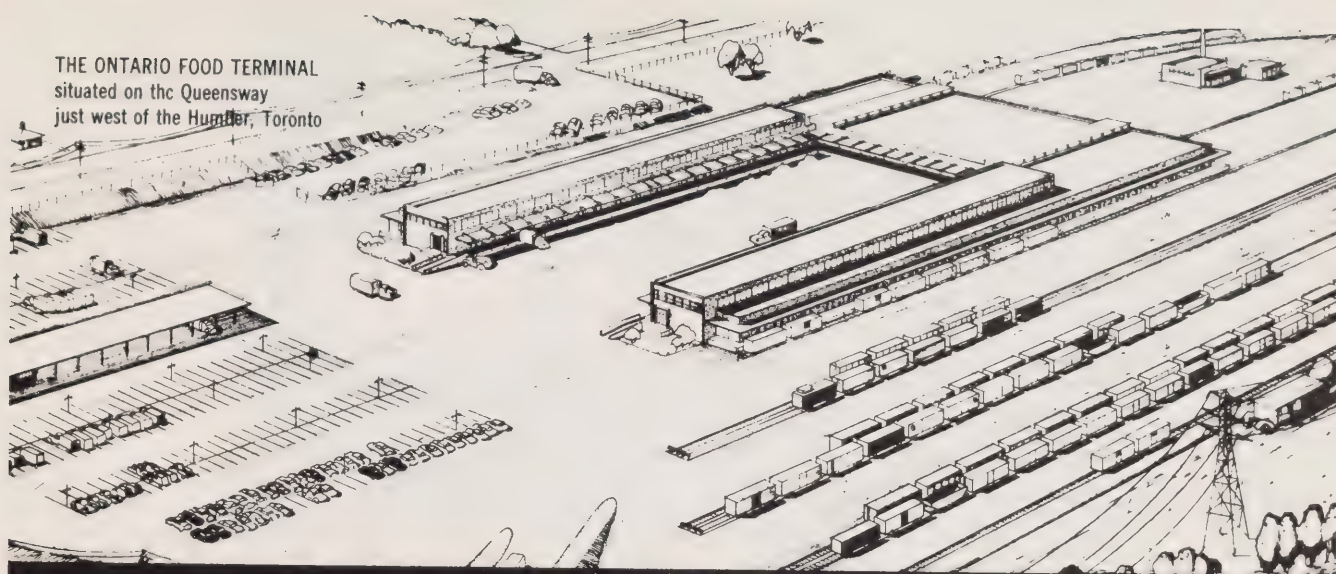
is the result of the cooperative effort of government, growers and wholesalers. Planning and construction of the Market was the responsibility of Messrs. G. F. Perkin, Commissioner of Marketing, Ontario Department of Agriculture; M. M. Robinson, Secretary-Treasurer, Ontario Fruit and Vegetable Growers' Association; George H. Reynolds, Secretary, Toronto Wholesale Fruit and Produce Merchants' Association, who comprised the original Ontario Food Terminal Board with G. F. Perkin as chairman.

As construction neared completion, the Board was enlarged by the addition of Messrs. W. C. Nickerson and John E. Reynolds, representing the Ontario Fruit and Vegetable Growers' Association, Ray D. Wolfe, George C. Anspach and V. J. Lamantia, representing the Toronto Wholesale Fruit and Produce Merchants' Association with George H. Reynolds retiring from the Board on his appointment as General Manager of the Terminal.

The Food Terminal provides a classic example of how government and private industry can work together for the good of the community at large.

THE OPENING INVITATION

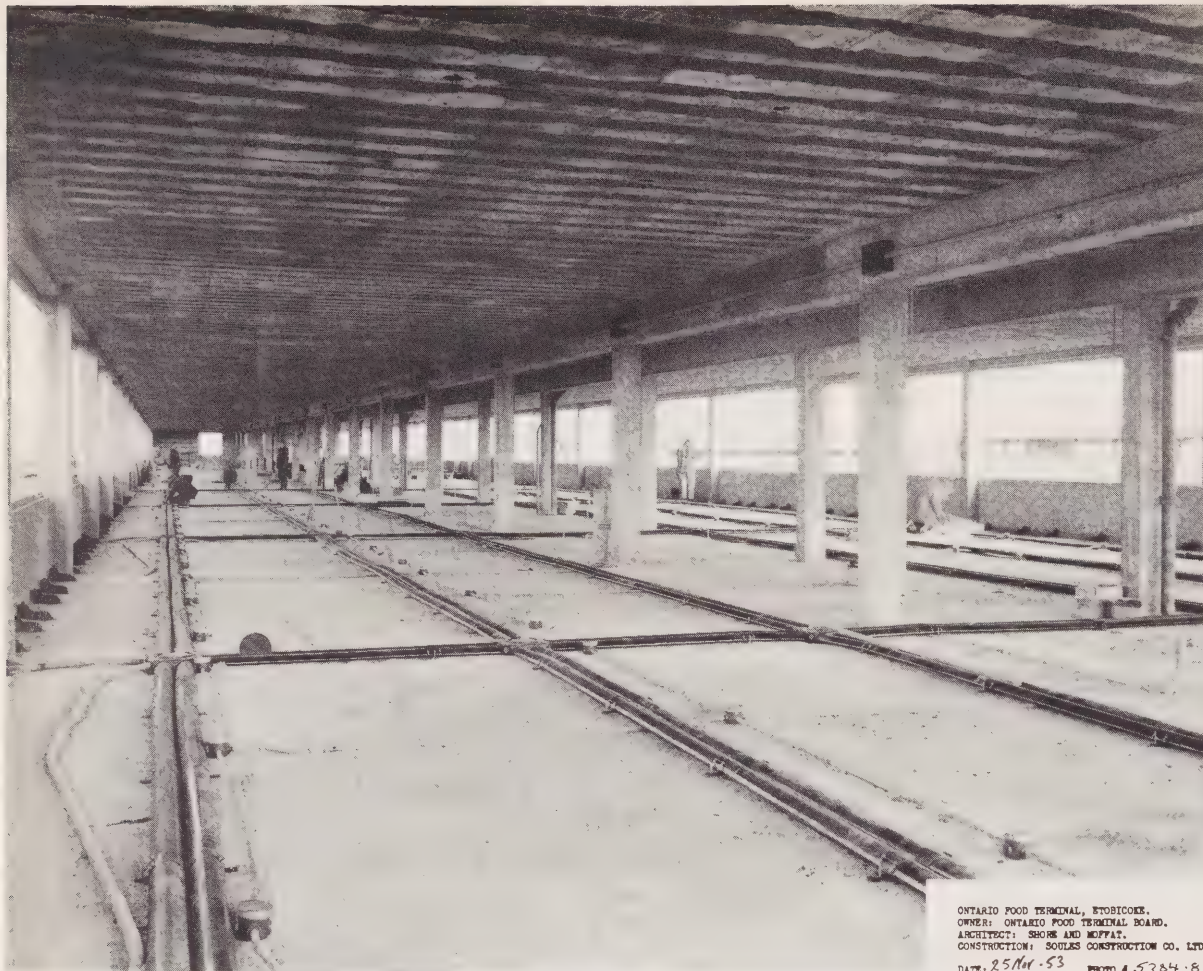
THE ONTARIO FOOD TERMINAL
situated on the Queensway
just west of the Humber, Toronto



SCENES AT THE OLD MARKET



The Province of Ontario
IS PLEASED TO INVITE YOU TO THE
Official Opening
of the Ontario Food Terminal
WEDNESDAY, JULY 21, AT 11 A.M.



Offices under construction showing conduits in floors and the central corridor.

ONTARIO FOOD TERMINAL, ETOBICOKE.
OWNER: ONTARIO FOOD TERMINAL BOARD.
ARCHITECT: SHORE AND McFAT.
CONSTRUCTION: SOULES CONSTRUCTION CO. LTD.
DATE: 25/11/53 PHOTO # 5384-87



Farmer's Market was in place before the warehouses were completed.

ONTARIO FOOD TERMINAL, ETOBICOKE.
OWNER: ONTARIO FOOD TERMINAL BOARD.
ARCHITECT: SHORE AND McFAT.
CONSTRUCTION: SOULES CONSTRUCTION CO. LTD.
DATE: MAY 55. PHOTO #

MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

RESTAURANTS

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32 F or 40 F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily or monthly basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy. With this system, stalls are used in an efficient manner. Monthly growers and then daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. GROWER — A person who sells only produce grown on his/her farm.
2. GROWER/DEALER — A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. DEALER — A person who only sells produce grown by others.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far South as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store, (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1994

NUMBER OF PAID ENTRIES* 27,975 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 3,741 daily paid entries 35,800 leaseholders*

*stall use by farmer's market tenants

COLD STORAGE 500,900 number of pieces received

TONNAGE 831,000 TONS

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from specialty Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
91	Klepka Boleslaw	Grower	Fall	148	Sobkowich Ed	Grower / Dealer	Spring
93	Sgambelluri J	Grower	Fall	149	Sobkowich Ed	Grower / Dealer	Annual
95	Kaczmariski Henry	Grower	Fall	150	Borowsky Farm	Grower	Annual
96	Sampl Alois	Grower	Fall	151	Suthons Don	Grower	Annual
97	Kosem Mike & Rita	Grower	Fall	152	Blizman Steve	Grower	Annual
98	Chodarczewicz Joseph	Grower	Fall	153	Komienski Farms	Grower	Annual
99	Voogt Peter	Grower	Fall	154	Komienski Farms	Grower	Annual
100	Marchalewicz John	Grower	Fall	155	Omar Farms	Grower	Annual
102	Heim T & G	Grower	Fall	156	Omar Farms	Grower	Annual
103	Schouwenaar J	Grower	Fall	157	Tiveron J & Sons	Grower / Dealer	Annual
104	Schouwenaar H & G	Grower	Fall	158	Tiveron J & Sons	Grower / Dealer	Annual
105	Shelton L	Grower	Fall	159	Greers Wholesale	Dealer	Annual
106	Willms John	Grower	Fall	160	Ranjit Raymond	Grower	Annual
107	Stewart Orchards	Grower	Fall	161	Cerasani James	Dealer	Annual
108	Kowalik C & P	Grower	Fall	162	Pettitt Bros	Grower	Annual
109	Ivanchuk W	Grower	Fall	163	Eng Teddy	Grower	Annual
110	Hildreth Farms (Martin)	Grower	Fall	164	Kowalik R & E	Grower	Fall
111	Hildreth Jack	Grower	Fall	164	Saliba M	Grower	Spring
112	Hildreth Jim	Grower	Annual	165	Saliba A	Grower	Annual
113	Warner Farms	Grower	Fall	166	Martins Antonio	Grower	Annual
114	Sobkowich Stan	Grower	Fall	167	Saliba Joseph	Grower	Annual
115	Kukovica Frank	Grower	Annual	168	Saliba B & M	Grower	Annual
116	Starc Frank	Grower	Fall	169	Gucciardi G	Grower	Annual
117	Gaetanos Green	Grower / Dealer	Annual	170	Caledon Produce	Grower	Annual
118	C & H Gardens	Grower / Dealer	Annual	171	Caledon Produce	Grower	Annual
119	C & H Gardens	Grower / Dealer	Annual	172	Falbo Frank	Grower	Annual
120	Pineholm Farms	Grower / Dealer	Annual	173	Grisnich D	Grower	Fall
120	Pineholm Farms	Grower / Dealer	Annual	173	Saliba Paul	Grower	Spring
121	Pineholm Farms	Grower / Dealer	Annual	174	Singh R	Grower	Annual
122	Kolonics Louis	Grower	Annual	175	Saliba J D	Grower	Annual
123	Kolonics Louis	Grower	Annual	176	Bayshore Veg Shippers	Dealer	Annual
124	Tannous Charles	Dealer	Annual	177	Beanhaven Farms	Grower	Fall
125	Tannous Charles	Dealer	Annual	177	Van Elslander Ray	Grower	Spring
126	Lakeshore Produce	Grower / Dealer	Annual	180	Streef Produce	Grower / Dealer	Annual
127	Elias Sam	Grower / Dealer	Annual	181	Streef Produce	Grower / Dealer	Annual
128	Fracchioni Louis	Dealer	Annual	182	Davis Fred	Dealer	Annual
129	Peters Antoine	Grower / Dealer	Annual	183	Davis Fred	Dealer	Annual
130	Transway Produce	Dealer	Annual	184	Walnut Valley Farm (E.)	Grower	Fall
131	Visser Leo	Grower / Dealer	Annual	184	Blyleven Walter	Grower	Spring
132	Visser Leo	Grower / Dealer	Annual	185	Wiley Bros Farms Ltd	Grower	Annual
133	Thomas Paul	Grower / Dealer	Annual	186	Salem Farm Ltd	Grower	Annual
134	Thomas Paul	Grower / Dealer	Annual	210	Prokopchuk Steve	Grower	Annual
135	Groenewegen Neil	Grower / Dealer	Annual	211	Sunny Acre Farm	Grower	Annual
136	Groenewegan Neil	Grower / Dealer	Annual	212	Lum John	Grower	Annual
137	Groenewegan Neil	Grower / Dealer	Annual	213	Happy Chung	Grower	Annual
138	Aziz Louis	Grower / Dealer	Annual	214	Scotch W	Grower	Annual
139	Aziz Louis	Grower / Dealer	Annual	215	Scotch W	Grower	Annual
140	Zakaria Bill	Dealer	Annual	216	Sonyi Gozo	Grower	Annual
141	Koorneef Produce	Grower / Dealer	Annual	217	Gammicchia A	Grower	Annual
142	Koorneerf Produce	Grower / Dealer	Annual	218	Fasullo D	Grower	Annual
143	Prins James	Grower	Annual	219	Sun Garden '87	Grower	Annual
144	Scarafie Produce	Dealer	Fall	220	Blue River Farm	Grower	Annual
145	Philbrick Jack	Grower	Annual	221	Wings Farm	Grower	Annual
146	Lizak T Farms	Grower	Fall	222	Luk Ham	Grower	Annual
			' Spring	223	Wong Hock Yee	Grower	Annual
147	Lizak T Farms	Grower	Fall				

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
224	Green Valley Farm	Grower	Annual	320	Meyers Fruit Farm	Grower	Annual
225	Green Valley Farm	Grower	Annual	321	Zicari L	Grower	Annual
226	Green Valley Farm	Grower	Annual	322	Clarkson P A	Grower	Annual
227	Chow's Farm	Grower	Annual	323	Clarkson P A	Grower	Annual
228	Chow's Farm	Grower	Annual	324	Taylor David	Grower	Annual
229	Chow Eddy	Grower	Annual	325	Gorecki Karl	Grower	Annual
230	Hing Jan	Grower	Annual	326	Cudmore W	Grower	Annual
231	Hing Jan	Grower	Annual	327	Cudmore W	Grower	Annual
232	Lee Art	Grower	Annual	328	Borcsok Paul	Grower	Annual
233	Kwan Chow Yim	Grower	Annual	329	Van Der Marel Joe	Grower / Dealer	Annual
234	Lee Kun Foo	Grower	Annual	330	Van Der Marel Joe	Grower / Dealer	Annual
235	Young Gee	Grower	Annual	331	McCarthy Jim	Grower	Annual
236	Young Norman	Grower	Annual	332	McCarthy Jim	Grower	Annual
237	Zamecnik (E.Z. Grow)	Grower / Dealer	Annual	333	Schuurman Greenhouse	Grower	Annual
238	Gegeny K	Grower	Annual	334	Goetz J & Son	Grower	Annual
239	Rudnick J	Grower	Annual	335	Goetz J & Son	Grower	Annual
240	Borean L	Grower	Annual	336	Engberts Gerald	Grower / Dealer	Annual
241	Marcucci J	Grower	Annual	337	Rottier Louis	Grower	Annual
242	Atkinson Bros	Grower	Annual	338	Obrist Fred	Grower	Annual
243	DiGirolamo J Farm	Grower	Annual	339	Millgrove Greenhouse	Grower	Annual
244	Pinky-Dean Farms	Grower	Fall Spring	340	Sy's Flowers Ltd	Dealer	Annual
245	Gatto Flowers	Dealer	Annual	341	Juras Marian	Grower	Annual
246	Kwarciany J & T	Grower	Annual	342	Delean A	Grower	Annual
247	Caietta Andre	Grower	Annual	343	Fett Steve Jr	Grower	Annual
248	Hillview Gardens	Grower / Dealer	Annual	344	Fett Stefan	Grower	Annual
249	Cipponeri S	Grower	Annual	345	Tigchelaar R H	Grower	Annual
250	Laurensen Keith	Grower	Annual	346	Nyland Greenhouse	Grower / Dealer	Annual
251	Dutka Roman	Grower	Annual	347	Westbrook Greenhouse	Grower / Dealer	Annual
252	Piattelli Enrico	Grower	Annual	348	Flack George	Grower / Dealer	Annual
253	Tyios Harry	Grower	Annual	349	Fisher Peter	Grower	Annual
254	Ferragina L & D	Grower	Annual	350	Vanderburgh Farms	Grower	Annual
255	Naso Alberto	Grower	Annual	351	Vanderburgh Farms	Grower	Annual
256	Pistritto Vince	Grower	Annual Fall	352	Laurensen John	Grower	Annual
257	Ing Sunny	Grower	Spring	353	Laurensen John	Grower	Annual
258	Goulart Manuel	Grower / Dealer	Annual	354	DeFilippis Dominic	Grower / Dealer	Annual
259	Vasarajs Stanley	Grower	Annual	355	Latimer Don	Grower	Annual
260	Maiorano Vince	Grower	Annual	356	Vander Dussen P	Grower	Annual
261	Maiorano Vince	Grower	Annual	357	Zomer Bros Greenhouse	Grower	Annual
262	Grassie Produce	Grower	Annual	358	Elliot Wm & Sons	Grower	Annual
263	Majpruz Nick	Grower	Annual	359	Elliot Donald	Grower	Annual
264	Jabbour Sarkis	Grower	Annual	360	Spring Valley Gardens Inc	Grower	Annual
265	Jauhal Nirmal	Grower	Annual	361	Debono Louis	Grower	Annual
310	Deli Louis	Grower / Dealer	Annual	362	Mahe Joseph	Grower	Annual
311	Loffredo F	Grower	Annual	363	Kuchma Morris	Grower	Annual
312	Bunk Egon	Dealer	Annual	364	Skoblenick Joe	Grower	Fall
313	Bunk Egon	Dealer	Annual	364	Knipfel J	Grower	Spring
314	Sharples Greenhouse	Grower	Annual	365	Dekker H Ltd	Grower / Dealer	Annual
315	Magalas H	Grower	Fall	410	Kocsis Tom	Grower	Fall
315	Boekestin Greenhouse	Grower	Spring	410	Van Vliet Bros	Grower	Spring
316	Vincic Spiro	Grower	Annual	411	Boncheff Geo	Grower	Annual
317	Overholt Orchards	Grower	Annual	412	Boncheff Geo	Grower	Annual
318	Distefano V	Grower	Annual	413	Huber Walter	Grower	Annual
319	Cherry Ave Farm	Grower	Fall	414	Senko Walter	Grower	Fall
319	Konkle Michael	Grower	Spring			Grower	Spring
				415	Ravensbergen	Grower / Dealer	Annual
				416	Kralt Jack & Sons	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
417	Turner Cliff	Grower	Annual	519	Wan Cho Shee	Grower	Annual
418	Duesling Wayne	Grower	Annual	520	Gaetano Salvatore	Grower	Annual
419	Valk Greenhouse	Grower	Annual	521	Jagodics Julius	Grower	Annual
420	De Vries John	Grower / Dealer	Annual	522	Jagodics Julius	Grower	Annual
421	Stys Gladys Jean	Grower	Fall	523	Gorzo John	Grower	Annual
421	Gilbert Flowers	Grower	Spring	524	Macri Farms	Grower	Fall
422	Stevens Fred	Grower	Annual	524	Cacciola Rocco	Grower	Spring
423	Paul Vos Greenhouse	Grower	Annual	525	Lachowsky Bohdan	Grower	Fall
424	Rice Road Greenhouse	Grower	Annual	525	Colonial Florists	Grower	Spring
425	Mergl Frank	Grower	Fall	526	Bourak Peter	Grower	Fall
425	Staalduinen Floral Ltd	Grower	Spring	526	Colonial Florists	Grower	Spring
426	Palumbo Mario	Grower	Annual	527	Mertens Otto	Grower	Fall
427	Ferragine Peter	Grower	Annual	527	Colonial Florists	Grower	Spring
428	Riga Rosario	Grower	Annual	528	Welsh Wayne	Grower	Fall
429	Zdriluk A M	Grower	Annual			Grower	Spring
430	Zdriluk Mary	Grower	Annual	529	Medve Les & Sons	Grower	Annual
431	Vandergrift Wholesale	Dealer	Annual	530	Medve Les & Sons	Grower	Annual
432	Vander Hoeven C	Grower	Annual	531	Cave Spring Orchards	Grower	Fall
433	Mitchener Jack	Grower	Annual	531	Nicol Florists	Grower	Spring
434	Wildhagen Peter	Grower	Annual	532	Lehmans Farm	Grower	Annual
435	Vanden Broek Chas	Grower	Annual	533	Lehmans Farm	Grower	Annual
436	Rusling Don	Grower	Annual	534	Nemeth Steve	Grower / Dealer	Annual
437	Medynski A & P	Grower	Annual	535	Nemeth Steve	Grower / Dealer	Annual
438	Bradford Greenhouse	Grower	Annual	536	Boot J L	Grower	Annual
439	Srebnik Mary	Grower	Annual	537	Romaniuk Bob	Grower / Dealer	Annual
440	Creekside Gardens	Grower	Annual	538	Harry P Voogt Greenhouse	Grower	Annual
441	Sorensen Kristian	Grower	Annual	539	Domio Bruno	Grower	Fall
442	Colwell Murray	Grower	Annual	539	Andrushko Taras	Grower	Spring
443	Hollo-Maple Farms	Grower	Annual	540	Komienski Wayne	Grower	Annual
444	Folmeg Anton	Grower	Annual	541	Pendola Mario	Grower	Annual
446	Skoblenick Steve	Grower	Fall	542	Shabatura Peter	Grower	Annual
446	Scott Street Greenhouse	Grower	Spring	543	Ditsch A	Grower	Annual
447	Szabo Antal	Grower	Annual	544	Schnitzer Ed	Grower	Fall
448	Shaw Terry	Grower	Fall	544	Gregory Greenhouses	Grower	Spring
448	Zomer Gardens	Grower	Spring	610	Lambert Al	Grower	Annual
449	Gomes Charles	Grower	Fall	611	Ferreira Jose	Grower	Annual
449	Benko Joe	Grower	Spring	612	Skubel Bruno	Grower	Fall
450	Vangeest Gardens	Grower	Annual	612	Vanegmond Harry & Sons	Grower	Spring
451	James White Florists	Grower	Annual	613	Ubeid Nabhan	Grower	Annual
504	Wolfert Dick	Grower / Dealer	Annual	614	Zimmerman Sigrid	Grower	Fall
505	Wolfert Dick	Grower / Dealer	Annual	614	Lagerwerf Ken	Grower	Spring
506	Mandryk Ron	Grower	Annual	615	Demianiw George	Grower	Fall
507	Fekette Gabriel & Elizabeth	Grower	Annual	615	Moes Greenhouses	Grower	Spring
508	Smeenk Ted	Grower	Fall	616	Fratric P	Grower	Fall
			Spring	616	Moes Greenhouses	Grower	Spring
509	Murre John	Grower	Annual	617	Sroka Walter	Grower	Fall
510	Hudec John	Grower	Annual	617	Broadway Gardens	Grower	Spring
511	Montalbano Pasquale	Grower	Annual	618	Durham Donald	Grower	Annual
512	Philipp Hal	Grower	Annual	619	Holubowsky Paul	Grower	Fall
513	Loffredo Emilio	Grower	Annual	619	Scharringa Greenhouses	Grower	Spring
514	Davis Dennis	Grower	Fall	620	Schlosser Edgar	Grower	Fall
514	Freeman Farms	Grower	Spring	620	Scharringa Greenhouses	Grower	Spring
515	Shing Fong Farms	Grower	Annual	621	Lenko William	Grower	Fall
516	Lun Sang Farms	Grower	Annual	621	Dutch Mill Gardens	Grower	Spring
517	Choy Cho Yee	Grower	Annual	622	Pohorly Frank	Grower	Fall
518	Sue Brothers	Grower	Annual	622	Ben Vellekoop Greenhouses	Grower	Spring

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
623	Lovshin Albert	Grower	Fall	721	Posavad Rudy	Grower	Spring
623	Ben Vellekoop Greenhouses	Grower	Spring	722	Fedorowich Lillian	Grower	Fall
624	House E & S	Grower	Annual	722	Lockview Greenhouses	Grower	Spring
625	Hiemstra G	Grower	Annual	723	Szczuczko F	Grower	Fall
626	J & R Produce	Grower	Fall	723	Postma's Greenhouses	Grower	Spring
626	A V Greenhouse	Grower	Spring	724	Culp George	Grower	Annual
627	Kralj Mirko	Grower	Fall	725	Empire Orchards	Grower	Fall
627	A V Greenhouse	Grower	Spring	725	Watson Farms	Grower	Spring
628	Saraiva Sebastian	Grower	Fall	726	Delima Jamie	Grower	Fall
628	Posavad J	Grower	Spring	726	Northview Greenhouses	Grower	Spring
629	Miles Kevin	Grower	Annual	727	Tybin Pauline & Nick	Grower	Fall
630	Ternes Bernhard	Grower	Annual	727	Kowaluk Dennis	Grower	Spring
631	Lubinsky John	Grower	Fall	728	Ben Veldhuis Ltd	Grower	Annual
631	Horbach's Farms	Grower	Spring	729	Lach Joseph	Grower	Fall
632	Tchorek Joseph	Grower	Fall	729	Walgrave R & W Greenhouses	Grower	Spring
632	Kievit H (Greenacres)	Grower	Spring	730	Tintern Gardens	Grower	Annual
633	Tilstra Samuel	Grower	Annual	731	Horbach's Farms & Greenhouse	Grower	Fall
634	Busch Frank	Grower	Annual	731	Vanderkooy Harry	Grower	Spring
635	New Style Gardening	Grower	Annual	732	Skarja Greenhouses	Grower	Annual
636	North End Gardens	Grower	Annual	733	Grebenc Farms	Grower	Annual
637	Kalabis Tadeusz	Grower	Annual	734	Maple Lane Farms	Grower	Annual
638	Van Elswyk Adrian	Grower	Annual	735	Krizay Frank	Grower	Fall
639	Pendola John	Grower	Annual			Grower	Spring
640	McConkey W E & Sons	Grower	Annual	736	Singh Gurnham	Grower	Annual
641	Kemeny Michael	Grower	Annual	737	John Barth	Grower	Annual
642	Lament S	Grower	Fall	738	Tool Johannes	Grower	Annual
			Spring	739	Mario Vegetable Farm	Grower	Fall
643	Smith Francis	Grower	Annual	739	Verrips Gerry	Grower	Spring
644	Sroka Joe	Grower	Fall	740	Baxter Farms	Grower	Annual
644	Smith Norman	Grower	Spring	741	Halls Fruit Farm	Grower	Annual
645	Toic Boz Jr	Grower	Fall	742	Birk Farms	Grower	Annual
645	Dodd's Greenhouse	Grower	Spring	743	Dionis Lorenzo	Grower	Fall
646	Marques John	Grower	Annual	743	Lee Ken	Grower	Spring
647	Holowatyj Mike	Grower	Fall	744	Proracki Frank	Grower	Fall
647	Central Greenhouses	Grower	Spring	744	Virgil Greenhouses	Grower	Spring
648	Hurkens Peter	Grower	Fall	745	Oliveira John & Maria	Grower	Annual
648	Garden City Greenhouses	Grower	Spring	746	Emre Charles	Grower	Annual
649	Naka Willy	Grower	Annual	747	Langendoen John	Grower	Annual
650	Urysz Stanley	Grower	Fall	748	Woodbridge Veg Farm	Grower	Annual
650	Flower Hill Farms	Grower	Spring	749	Lapadat Victor	Grower	Fall
651	Martin Farms Ltd	Grower	Annual	749	Vos Henry	Grower	Spring
710	McGillion M	Grower	Fall	750	Kozak Thomas & Sons	Grower	Annual
710	Reschner John	Grower	Spring	810	Burbridge John	Grower	Annual
711	Shisko Mike	Grower	Annual	811	Steele David W	Grower / Dealer	Annual
712	Tuczapski W	Grower	Annual	812	Kwarciany Richard Jr	Grower / Dealer	Annual
713	Boccalon Natale	Grower	Annual	813	Monteforte G	Grower	Annual
714	Burgio Vince	Grower	Fall	814	Emslie T	Grower	Fall
714	Jordan Greenhouses	Grower	Spring	814	Bloomsburg Greenhouses	Grower	Spring
715	Kinlee Orchards	Grower	Annual	815	Garnham Wayne	Grower	Fall
716	Aitkin Tom	Grower	Annual	815	Zwinkels Greenhouses	Grower	Spring
717	Uptown Farm Produce	Grower	Annual	816	Deli David	Grower	Annual
718	Poole Frank	Grower	Annual	817	Rusyn John	Grower	Fall
719	Nowak Edmond	Grower	Annual	817	Vander Knyff Arie	Grower	Spring
720	Dachuk Gordon	Grower	Fall	818	Sitko Farms	Grower	Fall
		Grower	Spring	818	Vander Knyff Arie	Grower	Spring
721	Meleca Carlo	Grower	Fall	819	Taylor Arthur	Grower	Fall

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
		Grower	Spring	927	Piazza Teresa	Grower	Annual
		Grower	Fall	928	Bozek Fred	Grower	Annual
820	Sunnyside Flowers	Grower	Spring	929	Casey's Greenhouses	Grower	Annual
821	The Mill Open Air Market Ltd	Grower	Annual	930	Pedro Gilberto	Grower	Annual
822	Woodland Greenhouses			931	Van Brugge Peter	Grower / Dealer	Annual
	(H Donders)	Grower	Annual	932	Vincic Dusan	Grower	Fall
823	Kozak Peter	Grower	Fall	932	Herridge Donald & E	Grower	Spring
823	Latour Jeltje	Grower	Spring	933	Castelo David	Grower	Fall
824	Puglisi Salvatore	Grower / Dealer	Annual	933	De Goeij John	Grower	Spring
825	Puglisi Guiseppe & Son	Grower	Annual	934	Van Goethem Mark	Grower	Annual
826	Gucciardi Luigi	Grower	Fall	935	Den Besten Hendrik	Grower	Annual
826	Mona Lisa Gardens Ltd	Grower	Spring	936	Procyk Farms Ltd	Grower	Fall
827	Johnston Bill & Julie	Grower	Annual	936	Fluit Nurseries	Grower	Spring
828	Laurenssen William	Grower	Annual	937	Hanson Bruce	Grower	Fall
829	Howard Wayne	Grower	Annual	937	Waterfront Nurseries	Grower	Spring
830	Van Eck Greenhouses	Grower	Annual	938	Hyde Grant	Grower	Annual
831	Sun Lee Farm	Grower	Annual	939	Werbicky Rudy or Raymond	Grower	Annual
832	Veens Gerry & Irene	Grower	Fall	940	Carewsky William	Grower	Annual
832	Degelder	Grower	Spring	941	Barranca Carlo	Grower / Dealer	Annual
833	Lukezic Tony	Grower	Annual	942	Pappani N	Grower	Annual
834	Klaric Angela	Grower	Annual	943	Burke Brian	Grower	Annual
835	Lennox Farm Ltd	Grower	Annual	1012	Mannoe George	Grower	Annual
836	Van Der Kooij Joe	Grower	Annual	1013	Country Herbs	Grower	Annual
837	Bartello Fruit Farm	Grower	Fall	1014	Sosnicki Joseph	Grower	Annual
837	Pete's Perennials	Grower	Spring	1015	Bonnets Nursery &		
838	Milicic Ivan	Grower	Annual		Greenhouses	Grower	Annual
839	Haakman Rob	Grower	Fall	1016	Dutch Mill Gardens		
839	Voskamp J	Grower	Spring		(Ed Scharrenga)	Grower	Annual
840	Reschner John	Grower	Fall	1017	Bianchi Bros	Grower	Annual
840	Danbrook Greenhouses	Grower	Spring	1018	Amherst Greenhouses	Grower	Annual
841	Layter A	Grower	Fall	1019	Elliott Jack W	Grower	Annual
841	Haakman Rob	Grower	Spring			Grower	Fall
842	Jackson A B & Son	Grower	Fall	1020	GM Garden Center	Grower	Spring
842	Allan Scott Greenhouses	Grower	Spring	1021	Hyland Wholesale	Grower / Dealer	Annual
843	Smyrechinsky Tony	Grower	Annual	1022	Buchner's Greenhouses	Grower	Annual
844	Fernlea Flowers	Grower	Annual	1023	Lukezic Ed	Grower	Annual
910	Kukielka Stan & Henry	Grower	Annual	1024	Gaetano Tony	Grower	Annual
911	Desplenter Guido	Grower	Annual	1025	Storehouse Farms	Grower	Fall
912	Martins Family Fruit Farm	Grower / Dealer	Annual	1025	Voskamp Greenhouses	Grower	Spring
913	Ostromecki H	Grower	Annual	1026	Economy Farmers Market Ltd	Grower	Fall
914	Decroos John	Grower	Annual			Grower	Spring
915	Hortner John	Grower	Annual	1027	Couwenholm Farm Ltd	Grower	Annual
916	Turco Vincent	Grower	Annual	1028	Cherneys Flowers	Grower	Annual
917	Graaskamp Family					Grower	Fall
	Egg Ranch	Grower / Dealer	Annual	1029	Heidaway Greenhouses	Grower	Spring
918	Kabara Edward	Grower	Annual	1030	Wagenmaker Gus & Sons		
919	Trostenko George	Grower	Fall		Greenhouses	Grower	Annual
919	Schouwenaar George	Grower	Spring	1031	Tree Valley	Grower	Annual
920	Iveys Inc	Grower	Annual	1032	Debono Edward	Grower	Annual
921	G P Vegetable Farms	Grower	Annual	1033	Wilson J H (Jeff)	Grower	Annual
922	Freskiw Farms	Grower / Dealer	Annual	1034	Sunnyridge Growers	Grower	Annual
923	Adams Greenhouses &			1035	Wiens Johannes E	Grower	Annual
	Fruit Farm	Grower	Annual	1036	CMS 828397 Ontario	Grower / Dealer	Annual
924	The Greenhouses	Grower	Annual	1037	Ytsma W	Grower	Annual
925	White David	Grower	Annual	1038	Binnendyk A	Grower	Annual
926	Benedetto Joseph	Grower	Annual	1039	Chantler Douglas A	Grower	Annual
				1040	Posie Packer Inc	Dealer	Annual

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING		A	B
1	Dominion Citrus & Drugs	102a, 102 104, 106 108	
2	Brostal Holdings Inc.	110	
3	Italian Produce	112	
4	Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5	United Produce Inc.	120a, 122	
6	Ontario Tree Fruits Ltd.	138, 140	
7	Stronach & Sons Ltd.	124, 126	
8	Lamantia & Russell Produce Ltd.	128, 130	
9	North American Produce Buyers Ltd.	132	
10	C. Charles & Co. (1973) Ltd.	134	
11	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12	Gambles Produce Limited		142, 144 146
13	Gus Amodeo Produce Ltd.		148
14	Macap Produce Distributors Ltd.		150
NORTH WING			
14	White & Company, The	101a, 101 103	
15	P. Culotta & Co. Ltd.	105, 107	
16	Morris Brown & Sons Company Limited	109, 111	
17	King & Raphael, Toronto	113	
18	Provincial Fruit Co. Ltd.	115, 117 119	
19	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
20	Lenson Celery (1975) Ltd.	127, 129	
21	Mitchell Pacific (1992) Inc.	131	
22	Mel-O-Ripe Banana Brands Limited	133	
23	Tomato King Ltd.	135	
24	Canadian Fruit & Produce Co. Inc.	137	
25	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
26	Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
 B-units are auxiliary units flanking the Cold Storage facilities.

Support columns for south warehouse unit. The Farmer's Market Park Lawn exit and the old houses owned by the Board can be seen in the background.



OUR **4**th YEAR



View of rail activity in 1959.

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

Agriculture Canada
Austin & Masters Ltd.
B. C. Tree Fruits Limited
Bank of Montreal
Bradbro Produce 1990 Incorporated
Morris Brown & Sons Company Limited
Canadian Fruit & Produce Co. Inc.
M. L. Catania Co. Ltd.
P. Culotta & Co. Ltd.
Dominion Citrus & Drugs Ltd.
Eglinton Fine Foods Ltd.
Gallop Transportation Services
Gambles Produce Limited
Gerawan Farming
Kelly Orchards Ltd.
King & Raphael Toronto Limited
Knob Hill Farms
Kroft Investments
Lee Brokerage Ltd.
Lenson Celery (1975) Ltd.
F. G. Lister & Co. Ltd.
G. A. Love Foods Inc.
Merit Truck Brokers
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
North American Produce Buyers Ltd.
Ontario Ministry of Agriculture
and Food
Ontario Potato Distributing Inc.
Ontario Produce Company
Ontario Tree Fruits Limited
Premium Brokers Inc.
Regal Produce Brokerage Central Inc.
Rite-Pak Produce Co. Ltd.
C.H. Robinson Company (Canada) Ltd.
Richard E. Ryan & Associates
So-oh! Fresh Produce
Sunbelt Transportation Services
Sunkist Growers Incorporated
Toronto Wholesale Produce Association
J and B Brokers
Veg-Pak Produce Company Ltd.

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
City Foods Produce Ltd.
Chiovitti Banana Company Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board Members are:

Gary Ireland, Chairman	Simcoe
Grace Dekker, Vice-Chairwoman to Jan. 27/94	Strathroy
Diane Baltaz	Guelph
Harold Brown	Toronto
Helen Lahti	Toronto
Peter McCarthy from Feb. 1/94	Georgetown
Cameron Rundle	Brighton
John J. Wilson	Orton

C.E. Carsley, General Manager
I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
A. Kambo, S/Sgt. of Police
J. Cameron, Cold Storage Manager

QFT

41st ANNUAL REPORT

MARCH 31st, 1995

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ONTARIO FOOD TERMINAL BOARD



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Submission to the Ontario Minister of Agriculture and Food
Statement of Operations years ended March 31, 1995 and 1994
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Market Activity
Market Participants
Farmers Market leaseholders
Warehouse leaseholders
Office leaseholders, short term leaseholders — restaurants, the Board and Staff



A refrigerated tractor trailer load of produce is directed to the Food Terminal Cold Storage for unloading. Over one million vehicles a year pass through the Terminal front gates.



ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

July 10, 1995

The Honourable Noble Villeneuve
Minister of Agriculture, Food and Rural Affairs
Parliament Buildings, Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the forty-first annual report of the Ontario Food Terminal Board for the Fiscal year ending March 31, 1995.

The Board had a Net Income of \$141,974 compared with a Net Income of \$249,793 in Fiscal 1994. In comparison to Fiscal 1994, revenues increased marginally while expenses were up by \$118,000. Interest and Repairs and Maintenance were the main reason for the year over year increase. There were decreases in Waste Removal and Operating Supplies and Expenses.

Total Cash Flow was \$828,965 of which \$326,046 was used in the purchase of fixed assets and the remaining \$535,236 was used to decrease the Board's demand loan. In Fiscal 1994, the purchase of fixed assets was \$676,427 which resulted in the Board's demand loan being increased by \$136,588.

The Board's Cold Storage continues to be a drain on the Board's finances as a loss was experienced in this Cost Center. The increase in interest rates was the main reason for this unfavourable result. The Board is examining a number of alternatives, all of which are aimed at making the storage more viable.

The throughput of produce sold at the Terminal remained steady at 835,000 tons. The Farmers' Market section was active with the main area of growth being in the bedding plant category. The number of daily sellers in the Farmers' Market remained steady with 4200 daily visits.

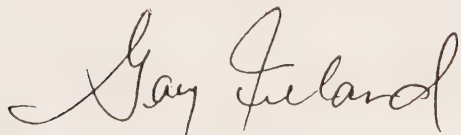
There is now a Canadian Dealer classification in the Farmers' Market. Three sellers in the Farmers' Market are now classified as Canadian Dealers.

The Board met with the Standing Committee on Government Agencies early in 1994 and the Committee's final report was sent to the Board in June of 1994. The Committee made 15 recommendations and the Board is now working with the Ministry to try and implement a number of these recommendations.

The Board would like to thank all those who contributed to the Market's success in our forty-first year.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD



Gary Ireland
Chairman

STATEMENT OF OPERATIONS AND RETAINED EARNINGS

For the year ended March 31	1995	1994
REVENUE		
Rents	\$ 3,958,449	\$ 3,892,551
Cold storage	1,278,906	1,284,602
Entrance fees	639,390	600,254
Buyers access cards	188,491	279,961
Other income	17,899	14,298
Services	7,445	8,176
	<u>6,090,580</u>	<u>6,079,842</u>
EXPENSES		
Salaries and benefits	1,948,700	1,881,993
Realty and business taxes	1,243,581	1,291,221
Waste removal	388,669	449,461
Amortization	590,523	581,053
Interest on demand loans	470,829	373,186
Electric power	348,757	351,359
Repairs and maintenance	333,411	289,113
Operating supplies and expense	118,249	129,923
Social contract payments to Treasurer of Ontario	71,799	71,799
Legal services	48,136	46,409
Office expenses	58,471	67,789
Fuel	66,145	54,741
Insurance	70,649	60,319
Miscellaneous contract services	55,296	59,502
Water	51,927	48,184
Rent expense — Hydro land	37,809	33,780
Board members' fees and expenses	35,620	37,782
Miscellaneous expenses	10,035	2,435
	<u>5,948,606</u>	<u>5,830,049</u>
Net income	141,974	249,793
Retained earnings, beginning of year	<u>4,683,643</u>	<u>4,433,850</u>
Retained earnings, end of year	<u>\$ 4,825,617</u>	<u>\$ 4,683,643</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1995

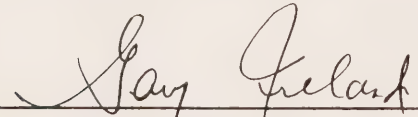
ASSETS

	1995 \$	1994 \$
Current		
Accounts receivable	221,841	178,793
Prepaid expenses	<u>89,128</u>	<u>101,172</u>
	310,969	279,965
 Capital assets (Note 1)	 <u>11,221,684</u>	 <u>11,486,162</u>
	<u>11,532,653</u>	<u>11,766,127</u>

LIABILITIES AND RETAINED EARNINGS

	1995 \$	1994 \$
Current		
Bank Indebtedness	100,288	67,971
Demand loans (Note 2)	5,887,889	6,423,125
Accounts payable and accrued liabilities	231,388	267,977
Deferred revenue (Note 3)	<u>487,471</u>	<u>323,411</u>
	6,707,036	7,082,484
 Contingency (Note 4)	 4,825,617	 4,683,643
Retained earnings	<u>11,532,653</u>	<u>11,766,127</u>

On behalf of the Board:

 Director

 Secretary Treasurer

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1995

	1995 \$	1994 \$
Cash provided by (used in)		
Operating activities		
Net income	141,974	249,793
Items not involving cash		
Amortization	<u>590,523</u>	<u>581,053</u>
	732,497	830,846
Net change in non-cash working capital balances		
Accounts receivable	(43,048)	(43,082)
Prepaid expenses	12,044	(32,141)
Accounts payable and accrued liabilities	(36,589)	(78,253)
Deferred revenue	<u>164,060</u>	<u>(46,931)</u>
	<u>828,964</u>	<u>630,439</u>
Investing activities		
Purchase of capital assets	<u>(326,045)</u>	<u>(676,426)</u>
Financing activities		
Increase (decrease) in demand loans	<u>(535,236)</u>	<u>136,588</u>
Decrease (increase) in bank indebtedness	(32,317)	90,601
Bank indebtedness, beginning of year	<u>(67,971)</u>	<u>(158,572)</u>
Bank indebtedness, end of year	<u><u>(100,288)</u></u>	<u><u>(67,971)</u></u>

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

March 31, 1995

NATURE OF OPERATIONS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

CAPITAL ASSETS

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land Improvements	5 to 30 years
Buildings	5 to 40 years
Equipment	5 to 20 years
Parking deck and retaining wall	4 to 40 years
Parking deck expansion joints	10 years

INTEREST EXPENSE

Interest expense relating to major expenditures on capital assets is capitalized by a charge to capital asset additions when significant interest costs are incurred before the asset is put into use.

WAREHOUSE DISPLAY



NOTES TO FINANCIAL STATEMENTS

March 31, 1995

1. CAPITAL ASSETS

	1995			1994
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land Improvements	2,361,401	1,675,894	685,507	695,120
Buildings	13,458,397	5,156,484	8,301,913	8,408,811
Equipment	2,039,821	1,753,370	286,451	358,660
Parking deck and retaining wall	2,350,297	756,563	1,593,734	1,657,419
Parking deck expansion joints	120,730	42,255	78,475	90,548
Total	<u>20,606,250</u>	<u>9,384,566</u>	<u>11,221,684</u>	<u>11,486,162</u>

2. DEMAND LOANS

Demand loans comprise the following:

	1995	1994
Demand loan bearing interest at prime rate	\$ 775,000	\$ 900,000
Demand loan bearing interest at the prime rate and guaranteed by the Province of Ontario. The loan must be repaid by December 31, 1996.	826,704	970,704
Demand loan bearing interest at prime plus 1/4% and supported by a Letter of Undertaking not to sell, further mortgage or otherwise encumber property located at 165 The Queensway	4,286,185	4,552,421
	<u>\$ 5,887,889</u>	<u>\$ 6,423,125</u>

3. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers access cards and office rentals.

4. CONTINGENCY

The Board received deposits totalling \$174,812 related to the proposed development of the "C Unit" produce selling units. All costs related to the project net of the above deposits were charged to operations in previous years reflecting management's opinion that the proposed development would not proceed.

Although it is management's opinion that these deposits are non-refundable, a claim has been made against the Board for the refund of these deposits and damages for breach of contract. It is not possible at this time to determine the outcome of the claim. A settlement, if any, will be charged to operations in the period in which the settlement occurs.

FARMERS' MARKET ACTIVITY



THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.
- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.
- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.
- Maintain a good working relationship with the wholesale tenants, growers and buyers.
- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.
- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.



MARKET



SCENES



MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32 F or 40 F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily or monthly basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy. With this system, stalls are used in an efficient manner. Monthly growers and then daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. GROWER — A person who sells only produce grown on his/her farm.
2. GROWER/DEALER — A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. DEALER — A person who only sells produce grown by others.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far South as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store, (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1995

NUMBER OF PAID ENTRIES* 28,000 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 4,200 daily paid entries 36,000 leaseholders*

*stall use by farmer's market tenants

COLD STORAGE 6,180,000 number of pieces received

TONNAGE 835,000 TONS

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from specialty Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, restaurants, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
119	Gaetano's Green	Ont. Dealer	Annual	169	Flamboro Garden Prod.	Grower	Annual
120	Pineholm Farms	Ont. Dealer	Annual	170	Flamboro Garden Prod.	Grower	Annual
120	Pineholm Farms	Ont. Dealer	Annual	171	Grisonich D	Grower	Fall
121	Pineholm Farms	Ont. Dealer	Annual	172	Falbo Frank	Grower	Annual
122	Kolonics Louis	Grower	Annual	173	AB Products	Grower	Spring
123	Kolonics Louis	Grower	Annual	174	Singh R	Grower	Annual
124	Tannous Charles	Ont. Dealer	Annual	175	Saliba J D	Grower	Annual
125	Tannous Charles	Ont. Dealer	Annual	176	Simply Fresh	Ont. Dealer	Annual
126	Lakeshore Produce	Ont. Dealer	Annual	177	Beanhaven Farms	Grower	Fall
127	Elias Sam	Ont. Dealer	Annual	180	Streef Produce	Cdn. Dealer	Annual
128	Fracchioni Louis	Ont. Dealer	Annual	181	Streef Produce	Cdn. Dealer	Annual
129	Peters Antoine	Ont. Dealer	Annual	182	Caledon Produce	Grower	Annual
130	Transway Produce	Ont. Dealer	Annual	183	Caledon Produce	Grower	Annual
131	Visser Leo	Ont. Dealer	Annual	184	Walnut Valley Farm (E.)	Grower	Fall
132	Visser Leo	Ont. Dealer	Annual	184	Blyleven Walter	Grower	Spring
133	Thomas Paul	Ont. Dealer	Annual	185	Wiley Bros Farms Ltd	Grower	Annual
134	Thomas Paul	Ont. Dealer	Annual	186	Salem Farm Ltd	Grower	Annual
135	Groenewegen Neil	Cdn. Dealer	Annual	210	Kukovica Frank	Grower	Annual
136	Groenewegen Neil	Cdn. Dealer	Annual	211	Sun Garden '87	Grower	Annual
137	Groenewegen Neil	Cdn. Dealer	Annual	212	Lum John	Grower	Annual
138	Aziz Louis	Ont. Dealer	Annual	213	Happy Chung	Grower	Annual
139	Aziz Louis	Ont. Dealer	Annual	214	Scotch W	Grower	Annual
140	B & J Zakaria Produce	Ont. Dealer	Annual	215	Scotch W	Grower	Annual
141	Koorneef Produce	Ont. Dealer	Annual	216	Fasullo P	Grower	Annual
142	Koorneef Produce	Ont. Dealer	Annual	217	Gammicchia A	Grower	Annual
143	Prins James	Grower	Annual	218	Ing Sunny	Grower	Annual
144	Scarafale Produce	Ont. Dealer	Fall	219	Blue River Farm	Grower	Annual
144	Nanticoke Greenhouses	Grower	Spring	220	Wings Farm	Grower	Annual
145	Philbrick Jack	Grower	Annual	221	Hock Yee Wong	Grower	Annual
146	Lizak T Farms	Grower	Fall	222	Green Valley Farm	Grower	Annual
146	Marshview Greenhouses	Grower	Spring	223	Green Valley Farm	Grower	Annual
147	Lizak T Farms	Grower	Fall	224	Green Valley Farm	Grower	Annual
147	Wong Yuk Sung	Grower	Spring	225	Chows Farm	Grower	Annual
148	Sobkowich Ed	Grower	Annual	226	Chows Farm	Grower	Annual
149	Sobkowich Ed	Grower	Annual	227	Chow Eddy	Grower	Annual
150	Sobkowich Stan	Grower	Fall	228	Jan Hing Farm	Grower	Annual
150	Parker Jimmy	Grower	Spring	229	Jan Hing Farm	Grower	Annual
151	Suthons Don	Grower	Annual	231	Kwan Chow Yim	Grower	Annual
152	Blizman Steve	Grower	Annual	232	Lee Art	Grower	Annual
153	Komienski Farms	Grower	Annual	233	Luk Ham	Grower	Annual
154	Komienski Farms	Grower	Annual	234	Lee Kun Foo	Grower	Annual
155	Omar Farms	Grower	Annual	235	Young Gee	Grower	Annual
156	Omar Farms	Grower	Annual	236	Young Norman	Grower	Annual
157	Tiveron J & Sons	Ont. Dealer	Annual	237	Zamecnik (E.Z. Grow)	Ont. Dealer	Annual
158	Tiveron J & Sons	Ont. Dealer	Annual	238	Barth John	Grower	Annual
159	Ivanchuk Walter	Grower	Fall	239	Rudnick J	Grower	Annual
160	Ranjit Raymond	Grower	Annual	240	Borean L	Grower	Annual
161	Cerasani James	Ont. Dealer	Annual	241	Emslie T	Grower	Annual
162	Pettitt Bros	Grower	Annual	242	Atkinson Bros	Grower	Annual
163	Eng Teddy	Grower	Annual	243	DiGirolamo J Farm	Grower	Annual
164	Kowalik R & E	Grower	Fall	244	Pinky-Dean Farms	Grower	Annual
164	Saliba M	Grower	Spring	245	Gatto Flowers	Ont. Dealer	Annual
165	Saliba A	Grower	Annual	246	Kwarciany J & T	Grower	Annual
166	Martins Antonio	Grower	Annual	247	Caietta Andre	Grower	Annual
167	Saliba Joseph	Grower	Annual	248	Hillview Gardens	Grower	Annual
168	Saliba B & M	Grower	Annual	249	Cipponeri S	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
250	Laurensen Keith	Grower	Annual	349	Fisher Peter	Grower	Annual
251	The Greenhouse	Grower	Annual	350	Vanderburgh Farms	Grower	Annual
252	Piattelli Enrico	Grower	Annual	351	Vanderburgh Farms	Grower	Annual
253	Tyios Harry	Grower	Annual	352	Laurensen John	Grower	Annual
254	Ferragina L & D	Grower	Annual	353	Laurensen John	Grower	Annual
255	Naso Alberto	Grower	Annual	354	DeFilippis Dominic	Grower	Fall
256	Pistritto Vince	Grower	Annual	355	Nyland Wholesale	Ont. Dealer	Annual
257	Hildreth Farms	Grower	Annual	356	Vander Dussen P	Grower	Annual
258	Goulart Manuel	Ont. Dealer	Annual	357	Zomer Bros Greenhouse	Grower	Annual
259	Vasarajs Stanley	Grower	Annual	358	Elliot Wm & Sons	Grower	Annual
260	Maiorano Vince	Grower	Annual	359	Elliot Donald	Grower	Annual
261	Maiorano Vince	Grower	Annual	360	Spring Valley Gardens Inc	Ont. Dealer	Annual
262	Grassie Produce	Grower	Annual	361	Debono Louis	Grower	Annual
263	Majpruz Nick	Grower	Annual	362	Mahe Joseph	Grower	Annual
264	Jabbour Sarkis	Grower	Annual	363	Burford Greenhouses	Grower	Annual
265	Jauhal Nirmal	Grower	Annual	364	Skoblenick Joe	Grower	Fall
310	Deli Louis	Ont. Dealer	Annual	364	Knipfel J	Grower	Spring
311	Loffredo F	Grower	Annual	365	Dekker H Ltd	Grower	Annual
312	Bunk Egon	Ont. Dealer	Annual	410	Kocsis Tom	Grower	Fall
313	Bunk Egon	Ont. Dealer	Annual	410	Van Vliet Bros	Grower	Spring
314	Sharples Greenhouse	Ont. Dealer	Annual	411	Boncheff Geo	Grower	Annual
315	Magalas H	Grower	Fall	412	Boncheff Geo	Grower	Annual
315	Boekestin Greenhouse	Grower	Spring	413	Huber Walter	Grower	Annual
316	Vincic Spiro	Grower	Annual	414	Senko Walter	Grower	Fall
317	Overholt Orchards	Grower	Annual	414	Ravensbergen	Grower	Spring
318	Distefano V	Grower	Annual	415	Ravensbergen	Grower	Annual
319	Cherry Ave Farm	Grower	Fall	416	Kralt Jack & Sons	Grower	Annual
319	Konkle Michael	Grower	Spring	417	Turner Cliff	Grower	Annual
320	Meyers Fruit Farm	Grower	Annual	418	Duesling Wayne	Grower	Annual
321	Zicari L	Grower	Annual	419	Valk Greenhouse	Grower	Annual
322	Clarkson P A	Grower	Annual	420	De Vries John	Ont. Dealer	Annual
323	Clarkson P A	Grower	Annual	421	Stys Gladys Jean	Grower	Fall
324	Taylor David	Grower	Annual	421	Gilbert Flowers	Grower	Spring
325	Gorecki Karl	Grower	Annual	422	Stevens Fred	Grower	Annual
326	Cudmore W	Grower	Annual	424	Paul Vos Greenhouse	Grower	Annual
327	Borcsok Paul	Grower	Annual	425	Mergl Frank	Grower	Fall
328	Van Der Marel Joe	Ont. Dealer	Annual	425	Staaldunin Floral Ltd	Ont. Dealer	Spring
329	Van Der Marel Joe	Ont. Dealer	Annual	426	Palumbo Mario	Grower	Annual
331	McCarthy Jim	Grower	Annual	427	Ferragine Peter	Grower	Annual
332	McCarthy Jim	Grower	Annual	428	Riga Rosario	Grower	Annual
333	Schuurman Greenhouse	Grower	Annual	429	Smyrechinsky Tony	Grower	Annual
334	Goetz J & Son	Grower	Annual	430	Krizay Frank	Grower	Fall
335	Goetz J & Son	Grower	Annual	430	Just Bouquets	Ont. Dealer	Spring
336	Engberts Gerald	Ont. Dealer	Annual	431	Vandergrift Wholesale	Dealer	Annual
337	Rottier Louis	Grower	Annual	432	Vander Hoeven C	Grower	Annual
338	Obrist Fred	Grower	Annual	433	Ytsma W	Grower	Annual
339	Millgrove Greenhouse	Ont. Dealer	Annual	434	Wildhagen Peter	Grower	Annual
340	Sy's Flowers Ltd	Ont. Dealer	Annual	435	Vanden Broek Chas	Grower	Annual
341	Juras Marian	Grower	Annual	436	Rusling Don	Grower	Annual
342	Delean A	Grower	Annual	437	Medynski A & P	Grower	Fall
343	Fett Steve Jr	Grower	Annual	438	Bradford Greenhouse	Grower	Annual
344	Fett Stefon	Grower	Annual	439	Srebnik Mary	Grower	Annual
345	Tigchelaar R H	Grower	Annual	440	Creekside Gardens	Grower	Annual
346	Nyland Greenhouse	Ont. Dealer	Annual	441	Sorensen Kristian	Grower	Annual
347	Westbrook Greenhouse	Ont. Dealer	Annual	442	Colwell Murray	Grower	Annual
348	Sosnicki J	Grower	Annual	443	Hollo-Maple Farms	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
444	Folmeg Anton	Grower	Annual	544	Gregory Greenhouses	Grower	Spring
446	Skoblenick Steve	Grower	Fall	610	Lambert Al	Grower	Annual
446	Scott Street Greenhouse	Grower	Spring	611	Ferreira Jose	Grower	Annual
447	Lukezic Tony	Grower	Annual	612	Skubel Bruno	Grower	Fall
448	Shaw Terry	Grower	Fall	612	Vanegmond Harry & Sons	Grower	Spring
448	Zomer Gardens	Grower	Spring	613	Ubeid Nabhan	Grower	Annual
449	Gomes Charles	Grower	Fall	614	Zimmerman Sigrid	Grower	Fall
449	Van Elsander Ray	Grower	Spring	614	Pete's Perennials	Grower	Spring
450	Costello David	Grower	Annual	615	Demianiw George	Grower	Fall
451	Piazza Teresa	Grower	Annual	615	Moes Greenhouses	Grower	Spring
504	Wolfert Dick	Ont. Dealer	Annual	616	Miles Kevin	Grower	Fall
505	Wolfert Dick	Ont. Dealer	Annual	616	Moes Greenhouses	Grower	Spring
506	Mandryk Ron	Grower	Annual	617	Sroka Walter	Grower	Fall
507	Fekette Gabriel & Elizabeth	Grower	Annual	617	Broadway Gardens	Grower	Spring
508	Kacmarski Henry	Grower	Fall	618	Durham Donald	Grower	Annual
509	Murre John	Grower	Annual	619	Holubowsky Paul	Grower	Fall
510	Hudec John	Grower	Annual	619	Scharringa Greenhouses	Grower	Spring
511	Montalbano Pasquale	Grower	Annual	620	Schlosser Edgar	Grower	Fall
512	Philipp Hal	Grower	Annual	620	Scharringa Greenhouses	Grower	Spring
513	Loffredo Emilio	Grower	Annual	621	Rusyn John	Grower	Fall
514	Davis Dennis	Grower	Fall	621	Dutch Mill Gardens	Grower	Spring
515	Shing Fong Farms	Grower	Annual	622	Pohorly Frank	Grower	Fall
516	Lun Sang Farms	Grower	Annual	622	Ben Vellekoop Greenhouses	Grower	Spring
517	Cho Kai Yen	Grower	Annual	623	Lovshin Albert	Grower	Fall
518	Sue Brothers	Grower	Annual	623	Ben Vellekoop Greenhouses	Grower	Spring
519	Wan Cho Shee	Grower	Annual	624	House E & S	Grower	Annual
520	Gaetano Salvatore	Grower	Annual	625	Sgambelluri Joseph	Grower	Annual
521	Jagodics Julius	Grower	Annual	626	J & R Produce	Grower	Fall
522	Jagodics Julius	Grower	Annual	626	A V Greenhouse	Grower	Spring
524	Macri Farms	Grower	Fall	627	Kralj Mirko	Grower	Fall
524	Cacciola Rocco	Grower	Spring	627	A V Greenhouse	Grower	Spring
525	Lachowsky Bohdan	Grower	Fall	628	Saraiva Sebastian	Grower	Fall
525	Colonial Florists	Grower	Spring	628	Posavad J	Grower	Spring
526	Bourak Peter	Grower	Fall	629	Lukinsky John	Grower	Fall
526	Colonial Florists	Grower	Spring	629	Horbach's Farms	Grower	Spring
527	Mertens Otto	Grower	Fall	630	Ternes Bernhard	Grower	Annual
527	Colonial Florists	Grower	Spring	632	Tchorek Joseph	Ont. Dealer	Annual
528	Welsh Wayne	Grower	Annual	633	Tilstra Samuel	Grower	Annual
529	Medve Les & Sons	Grower	Annual	634	Busch Frank	Grower	Annual
530	Medve Les & Sons	Grower	Annual	635	New Style Gardening	Grower	Annual
531	Cave Spring Orchards	Grower	Fall	636	North End Gardens	Grower	Annual
531	Nicol Florists	Grower	Spring	637	Kalabis Tadeusz	Grower	Annual
532	Lehmans Farm	Grower	Annual	638	Van Elswyk Adrian	Grower	Annual
533	Lehmans Farm	Grower	Annual	639	Pendola John	Grower	Annual
534	Nemeth Steve	Grower	Annual	640	McConkey W E & Sons	Grower	Annual
535	Nemeth Steve	Grower	Annual	641	Kemeny Michael	Grower	Annual
536	Boot J L	Grower	Annual	642	Lament S	Grower	Fall
537	Goroza John	Grower	Annual	643	Monteforte, G.	Grower	Annual
538	Harry P Voogt Greenhouse	Grower	Annual	644	Sroka Joe	Grower	Fall
539	Domio Bruno	Grower	Fall	645	Toic Boz Jr	Grower	Fall
539	Andrushko Taras	Grower	Spring	645	Dodd's Greenhouse	Grower	Spring
540	Komienski Wayne	Grower	Annual	646	Marques John	Grower	Annual
541	Pendola Mario	Grower	Annual	647	Holowatyj Mike	Grower	Fall
542	Shabatura Peter	Grower	Annual	647	Central Greenhouses	Grower	Spring
543	Ditsch A	Grower	Annual	648	Hurkens Peter	Grower	Fall
544	Schnitzer Ed	Grower	Fall	648	Garden City Greenhouses	Grower	Spring

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
649	Naka Willy	Grower	Annual	748	Woodbridge Veg Farm	Grower	Annual
650	Urysz Stanley	Grower	Fall	749	Lapadat Victor	Grower	Fall
650	Flower Hill Farms	Grower	Spring	749	Hurkens Peter	Grower	Spring
651	Singh Gurnham	Grower	Annual	750	Kozak Thomas & Sons	Grower	Annual
710	Schouwenaar Hyg	Grower	Fall	811	Mannone George	Grower	Annual
710	Reschner John	Grower	Spring	812	Puglisi Salvatore	Grower	Annual
711	Shisko Mike	Grower	Annual	813	Deli David	Grower	Annual
712	Tuczapski W	Grower	Annual	814	Bloomsburg Greenhouses	Grower	Spring
713	Boccalon Natale	Grower	Annual	815	Garnham Wayne	Grower	Fall
714	Burgio Vince	Grower	Fall	815	Enderlein J	Grower	Spring
714	Jordan Greenhouses	Grower	Spring	816	Hildreth Jack	Grower	Annual
715	Trostenko George	Grower	Fall	817	Hildreth Jim	Grower	Fall
715	Lamarche Brian	Grower	Spring	817	Vander Knyff Arie	Grower	Spring
716	Aitkin Tom	Grower	Annual	818	Sitko Farms	Ont. Dealer	Fall
717	Uptown Farm Produce	Grower	Annual	818	Vander Knyff Arie	Grower	Spring
718	Poole Frank	Grower	Fall	819	Peters Henry	Grower	Annual
719	Nowak Edmond	Grower	Fall	820	Taylor Arthur	Grower	Fall
719	Vanderkaay Ted	Grower	Spring	820	Sunnyside Flowers	Grower	Spring
720	Dachuk Gordon	Grower	Fall	821	The Mill Open Air Market Ltd	Grower	Annual
720	Dorchester Rose	Grower	Spring	822	Woodland Greenhouses		
721	Meleca Carlo	Grower	Fall		(H Donders)	Grower	Annual
721	Posavad Rudy	Grower	Spring	823	Kozak Peter	Grower	Fall
722	Sniegocki Stan	Grower	Fall	823	Latour Jeltje	Grower	Spring
722	T & A Greenhouse	Grower	Spring	825	Puglisi Guiseppe & Son	Grower	Annual
723	James Bay Fruit	Grower	Fall	826	Balfour Greenhouses	Grower	Spring
723	Postma's Greenhouses	Grower	Spring	827	Johnston Bill & Julie	Grower	Annual
724	Woolridge R	Grower	Annual	828	Laurensen William	Ont. Dealer	Annual
725	Midway Farm	Grower	Spring	829	Hansler Yvonne	Grower	Annual
726	Delima Jamie	Grower	Fall	830	Pohorly Harold	Grower	Annual
726	Northview Greenhouses	Grower	Spring	832	Degelder	Grower	Spring
727	Tybin Pauline & Nick	Grower	Fall	833	Szatrowski Stan	Grower	Annual
727	Kowaluk Dennis	Grower	Spring	834	Klaric Angela	Grower	Annual
728	Ben Veldhuis Ltd	Grower	Annual	835	Lennox Farm Ltd	Grower	Annual
729	Lach Joseph	Grower	Fall	836	Van Der Kooi Joe	Grower	Annual
729	Walgrave R & W Greenhouses	Grower	Spring	837	Banks Gardens	Grower	Fall
730	Tintern Gardens	Grower	Annual	837	Swaerdens & Sons	Grower	Spring
732	Skarja Greenhouses	Grower	Annual	838	Milicic Ivan	Grower	Annual
733	Grebenc Farms	Grower	Annual	839	Haakman Rob	Grower	Fall
734	Maple Lane Farms	Grower	Annual	839	Voskamp J	Grower	Spring
735	Kozicki Mark	Grower	Fall	840	Reschner John	Grower	Fall
735	Vanderkooy Harry	Grower	Spring	840	Danbrook Greenhouses	Grower	Spring
736	Cedar Grove	Grower	Annual	841	Layter A	Grower	Fall
737	Su's Mushroom	Grower	Annual	841	Haakman Rob	Grower	Spring
738	Tool Johannes	Grower	Annual	842	Jackson A B & Son	Grower	Fall
739	Mario Vegetable Farm	Grower	Fall	842	Allan Scott Greenhouses	Grower	Spring
739	Wains Greenhouse	Grower	Spring	843	Economy Farmers Market	Grower	Annual
740	Kabara Edward	Grower	Annual	844	Fernlea Flowers	Grower	Annual
741	Halls Fruit Farm	Grower	Annual	910	Kukielka Stan & Henry	Grower	Annual
742	Birk Farms	Grower	Annual	911	Van Elswyk Adrian Jr.	Grower	Annual
743	Dionis Lorenzo	Grower	Fall	912	Martins Family Fruit Farm	Ont. Dealer	Annual
743	Lorrie Perennials	Grower	Spring	913	Ostromecki H	Grower	Annual
744	Stys Walter Jr.	Grower	Fall	914	Bianchi Bros.	Grower	Annual
744	Virgil Greenhouses	Grower	Spring	915	Shabatura John & Mary	Grower	Annual
745	Oliveira John & Maria	Grower	Fall	916	Turco Vincent	Grower	Annual
746	Emre Charles	Grower	Annual	917	Graaskamp Family Egg Ranch	Ont. Dealer	Annual
747	Langendoen John	Grower	Annual	918	Furmanek Felix	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period	Stall	Leaseholder	Grower / Dealer	Period
919	Schouwenaar George	Grower	Spring	1009	Lee's Orchard	Grower	Fall
920	Sunflowers	Grower	Annual	1009	Trend Floral	Grower	Spring
921	G P Vegetable Farms	Grower	Annual	1010	Wentworth Mushrooms	Grower	Spring
922	Freskiw Farms	Grower	Annual	1011	Country Herbs	Grower	Annual
923	Konik Farms	Grower	Annual	1012	Bohonos Ed	Grower	Fall
924	Tasca Joseph	Grower	Annual	1012	Verrips J	Grower	Spring
925	White David	Grower	Annual	1013	Lockview Greenhouse	Grower	Spring
926	Benedetto Joseph	Grower	Annual	1015	Couwenholm Farms Ltd.	Grower	Annual
927	Pacholok Joseph	Grower	Annual	1016	Amherst Greenhouses	Grower	Annual
928	Bozek Fred	Grower	Annual	1017	Fruch Alexander J.	Grower	Fall
929	Unsworth & Son Greenhouse	Grower	Annual	1017	Vos Henry	Grower	Spring
930	Welsh Peter	Grower	Fall	1020	Heidaway Greenhouses	Grower	Spring
930	Jordan Valley Greenhouses	Grower	Spring	1021	Veens Gerry & Irene	Grower	Annual
932	Vincic Dusan	Grower	Fall	1022	VanGeest Gardens	Grower	Annual
932	Herridge Donald & E	Grower	Spring	1023	Sampl Alois	Grower	Fall
933	Maertens Michael	Grower	Fall	1023	Empel Jerzy	Grower	Spring
933	De Goey John	Grower	Spring	1025	Debono Edward	Grower	Annual
934	Van Goethem Mark	Grower	Annual	1026	Tree Valley	Grower	Annual
935	Den Besten Hendrik	Grower	Annual	1027	Dutch Mill Gardens	Grower	Annual
936	Procyk Farms Ltd	Ont. Dealer	Fall	1028	Hotner John	Grower	Annual
936	Fluit Nurseries	Grower	Spring	1029	Norfolk Fruit Growers	Ont. Dealer	Annual
937	Van Brugge Peter	Ont. Dealer	Annual	1030	Bonnets Nursery	Grower	Annual
938	Hyde Grant	Grower	Annual	1031	Steele David	Grower	Annual
939	Werbicky Rudy or Raymond	Grower	Annual	1032	Csets Val	Grower	Fall
940	Penner Farms	Grower	Annual	1033	Warner Farms	Grower	Fall
941	Gaetano Tony	Ont. Dealer	Annual	1034	Ken Lagerwerf Greenhouses	Grower	Annual
942	Pappani N	Grower	Annual	1035	Sunnyridge Growers	Grower	Annual
943	Kunica Dennis	Grower	Annual	1036	Van Eck Greenhouse	Grower	Spring
1001	Pedro Gilbert	Grower	Annual	1037	Clarence Smit Greenhouse	Grower	Annual
1002	Storehouse Farms	Grower	Annual	1038	Cox Greenhouses	Grower	Annual
1003	Schouwenaar J	Grower	Fall	1039	Kievit Green Acre Greenhouse	Grower	Annual
1003	D.A. Fraser Greenhouse	Grower	Spring	1040	Wilms John	Grower	Fall
1004	Wijnker Farms	Grower	Fall	1040	Paradise Greenhouses	Ont. Dealer	Spring
1004	Winkles Z.	Grower	Spring	1041	River Road Produce	Grower	Fall
1005	Wilson Jeff	Grower	Annual	1041	Jonker Greenhouses	Grower	Spring
1007	Sjoerdsma Peter G.	Grower	Fall	1042	Klepka Boleslaw	Grower	Fall
1007	Wye Nurseries Ltd.	Grower	Spring	1042	Kemper Greenhouses	Grower	Spring

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING

	A	B
1 Dominion Citrus & Drugs	102a, 102 104, 106 108	
2 Brostal Holdings Inc.	110	
3 Italian Produce	112	
4 Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5 United Produce Inc.	120a, 122	
6 Ontario Tree Fruits Ltd.	138, 140	
7 Stronach & Sons Ltd.	124, 126	
8 Lamantia & Russell Produce Ltd.	128, 130	
9 North American Produce Buyers Ltd.	132	
10 C. Charles & Co. (1973) Ltd.	134	
11 Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12 Gambles Produce Limited		142, 144 146
13 Dom Amodeo Produce Ltd.		148
14 Macap Produce Distributors Ltd.		150
NORTH WING		
15 White & Company, The	101a, 101 103	
16 P. Culotta & Co. Ltd.	105, 107	
17 Morris Brown & Sons Company Limited	109, 111	
18 King & Raphael, Toronto	113	
19 Provincial Fruit Co. Ltd.	115, 117 119	
20 F.G. Lister & Co. Ltd.	121a, 121 123, 125	
21 Johnvince Foods Inc.	127, 129	
22 Mitchell Pacific (1992) Inc.	131	
23 Mel-O-Ripe Banana Brands Limited	133	
24 Tomato King Ltd.	135	
25 Canadian Fruit & Produce Co. Inc.	137	
26 Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
27 Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court

B-units are auxiliary units flanking the Cold Storage facilities.

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

A.P.C. Fruit Specialty Corp.
Agriculture Canada
Austin & Masters Ltd.
B. C. Tree Fruits Limited
Bank of Montreal
Bradbro Produce 1990 Incorporated
Canadian Fruit & Produce Co. Inc.
M. L. Catania Co. Ltd.
P. Culotta & Co. Ltd.
Dominion Citrus & Drugs Ltd.
Eglinton Fine Foods Ltd.
Gallop Transportation Services
Gambles Produce Limited
Groenewegen and Sons
Impact Transportation Brokers
Kathgo Trading Co.
King & Raphael Toronto Limited
Knob Hill Farms
Kroft Investments
F. G. Lister & Co. Ltd.
G. A. Love Foods Inc.
Merit Truck Brokers
Morris Brown & Sons Company Limited
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
North American Produce Buyers Ltd.
Ontario Ministry of Agriculture and Food
Ontario Potato Distributing Inc.
Ontario Produce Company
Ontario Tree Fruits Limited
Premium Brokers Inc.
Regal Produce Brokerage Central Inc.
Richard E. Ryan & Associates
Rite-Pak Produce Co. Ltd.
Rushour Traffic Limited
Select Agro Produce
So-oh! Fresh Produce
Streef Produce Limited
Sunbelt Transportation Services
Sunkist Growers Incorporated
Tom Lange (Canada) Inc.
Toronto Wholesale Produce Association
United Produce Inc.
Veg-Pak Produce Company Ltd.
White & Co. International Division

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
City Foods Produce Ltd.
Chiovitti Banana Company Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The present Board Members are:

Gary Ireland, Chairman	Simcoe
Jeff Wilson, Vice-Chairman	Orton
Diane Baltaz	Guelph
Harold Brown	Toronto
Helen Lahti	Toronto
Peter McCarthy	Georgetown
Cameron Rundle	Brighton

C.E. Carsley, General Manager
I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
A. Kambo, Sgt. of Police
J. Cameron, Cold Storage Manager
G. Westfall, C.A. Accountant

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42nd ANNUAL REPORT

MARCH 31st, 1996



ONTARIO FOOD TERMINAL BOARD

**The pictures of the Wholesale Produce Market
in Downtown Toronto at the St. Lawrence Market are
from the Board's archives.**



CONTENTS:

Submission to the Ontario Minister of Agriculture and Food
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Farmers Market leaseholders
Warehouse leaseholders
Office leaseholders, short term leaseholders – restaurants, the Board and Staff



The Wholesale Produce Market at the St. Lawrence Market in 1910.

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 12, 1996

The Honourable Noble Villeneuve
Minister of Agriculture, Food and Rural Affairs
Parliament Buildings, Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the forty-second annual report of the Ontario Food Terminal Board for the Fiscal year ending March 31, 1996.

The Board had a Net Income of \$446,074 compared with a Net Income of \$203,503 in Fiscal 1995. The Net Income in 1995 has been restated because the Board no longer has to pay business taxes. (*see note 5 to The Financial Statements*) The increase in Net Income is because of higher revenues mainly because of increased activity in the Cold Storage, the Road and Gate and Farmers' Market Cost Centers. The sale of Buyers' Access Cards also produced higher Revenues because the two year renewal period started in February, 1996.

Expenses increased by \$130,000 because of higher Repair and Maintenance, Waste Removal and Miscellaneous Contract Expenditures.

The Cold Storage operation had a positive cash flow of \$129,700. This result is a major improvement over previous years and is because of higher Revenues and lower costs in Fiscal 1996.

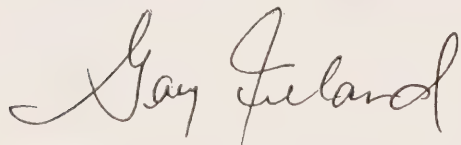
The volume of produce sold at the Terminal increased by 2% to a total of 842,000 tons.

The Tenants, both in the Warehouse and Farmers' Market sections of the Terminal, have experienced difficult trading conditions during the past year. This is because of increased competition and continued pressure by the independent retail trade to buy high quality produce at lower prices in order to continue to compete in the increasingly competitive retail grocery sector.

On behalf of the Board I would like to thank the Board's Tenants, Buyers, Employees and others who have helped make Fiscal 1996 a successful year.

Yours sincerely,

ONTARIO FOOD TERMINAL BOARD



Gary Ireland
Chairman

STATEMENT OF OPERATIONS AND RETAINED EARNINGS

For the year ended March 31	1996	1995
REVENUE		
Rents (Note 4)	\$ 4,111,290	\$ 3,939,608
Cold storage	1,411,333	1,278,906
Entrance fees	670,812	639,389
Buyers access cards	316,121	188,491
Other income	27,612	17,899
Services	7,042	7,446
	<u>6,544,210</u>	<u>6,071,739</u>
EXPENSES		
Salaries and benefits	1,932,091	1,948,700
Realty and business taxes (Note 5)	1,195,348	1,163,211
Amortization	590,205	590,523
Interest on demand loans	460,961	470,829
Repairs and maintenance	444,667	333,411
Waste removal	418,722	388,669
Electric power	358,699	348,757
Operating supplies and expense	137,762	118,249
Fuel	77,297	66,145
Social contract payments to Treasurer of Ontario	71,799	71,799
Miscellaneous contract services	70,800	55,296
Insurance	70,694	70,649
Office expenses	65,568	58,471
Rent expense – Hydro land	48,737	37,809
Water	46,734	51,927
Legal services	43,037	48,136
Miscellaneous expenses	35,708	10,035
Board members' fees and expenses	29,307	35,620
	<u>6,098,136</u>	<u>5,868,236</u>
Net Income	<u>446,074</u>	<u>203,503</u>
Retained earnings, beginning of year		
As previously reported	4,825,617	4,683,643
Adjustment of prior years' retail sales tax (Note 4)	(35,722)	(16,881)
Adjustment of prior years' business taxes (Note 5)	121,120	40,750
	<u>4,911,015</u>	<u>4,707,512</u>
Retained earnings, end of year	<u>\$ 5,357,089</u>	<u>\$ 4,911,015</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1996

ASSETS

	1996 \$	1995 \$
Current		
Accounts receivable	334,110	262,591
Prepaid expenses	<u>103,588</u>	<u>89,128</u>
	437,698	351,719
Capital assets (Note 1)	<u>10,864,240</u>	<u>11,221,684</u>
	<u><u>11,301,938</u></u>	<u><u>11,573,403</u></u>

LIABILITIES AND RETAINED EARNINGS

	1996 \$	1995 \$
Current		
Bank indebtedness	107,366	100,288
Demand loans (Note 2)	5,323,487	5,887,889
Accounts payable and accrued liabilities	270,933	186,740
Deferred revenue (Note 3)	<u>243,063</u>	<u>487,471</u>
	5,944,849	6,662,388
Retained earnings (Notes 4 and 5)	<u>5,357,089</u>	<u>4,911,015</u>
	<u><u>11,301,938</u></u>	<u><u>11,573,403</u></u>

On behalf of the Board:

Gary Fekand Director

[Signature] Secretary Treasurer

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1996

	1996 \$	1995 \$
Cash provided by (used in)		
Operating activities		
Net income	446,074	203,503
Items not involving cash		
Amortization	<u>590,205</u>	<u>590,523</u>
	1,036,279	794,026
Net change in non-cash working capital balances		
Accounts receivable	(71,519)	(43,048)
Prepaid expenses	(14,460)	12,044
Accounts payable and accrued liabilities	84,193	(98,118)
Deferred revenue	<u>(244,408)</u>	<u>164,060</u>
	790,085	828,964
Investing activities		
Purchase of capital assets	<u>(232,761)</u>	<u>(326,045)</u>
Financing activities		
Decrease in demand loans	<u>(564,402)</u>	<u>(535,236)</u>
Increase in bank indebtedness	(7,078)	(32,317)
Bank indebtedness, beginning of year	<u>(100,288)</u>	<u>(67,971)</u>
Bank indebtedness, end of year	<u><u>(107,366)</u></u>	<u><u>(100,288)</u></u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

March 31, 1996

NATURE OF OPERATIONS

The objects of the Board include the operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

CAPITAL ASSETS

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land improvements	5 to 30 years
Buildings	5 to 40 years
Equipment	5 to 20 years
Parking deck and retaining wall	4 to 40 years

INTEREST EXPENSE

Interest expense relating to major expenditures on capital assets is capitalized by a charge to capital asset additions when significant interest costs are incurred before the asset is put into use.



The Farmers' Market in 1958

NOTES TO FINANCIAL STATEMENTS

March 31, 1996

1. CAPITAL ASSETS

	1996			1995
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	\$	\$	\$	\$
Land	275,604	—	275,604	275,604
Land improvements	2,361,401	1,783,369	578,032	685,507
Buildings	13,547,627	5,431,352	8,116,275	8,301,913
Equipment	2,158,252	1,885,475	272,777	286,451
Parking deck and retaining wall	2,471,027	874,576	1,596,451	1,672,209
Construction in progress	25,101	—	25,101	—
	<u>20,839,012</u>	<u>9,974,772</u>	<u>10,864,240</u>	<u>11,221,684</u>

2. DEMAND LOANS

Demand loans comprise the following:

	1996	1995
Demand loan bearing interest at prime rate	\$ 600,000	\$ 775,000
Demand loan bearing interest at the prime rate and guaranteed by the Province of Ontario. The loan must be repaid by December 31, 1996	682,704	826,704
Demand loan bearing interest at prime plus 1/4% and supported by a Letter of Undertaking not to sell, further mortgage or otherwise encumber property located at 165 The Queensway	4,040,783	4,286,185
	<u>\$ 5,323,487</u>	<u>\$ 5,887,889</u>

3. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers access cards and office rentals.

4. ONTARIO RETAIL SALES TAX ASSESSMENT

As a result of an Ontario retail sales tax audit for the fiscal years 1994 and 1995, the Board has been assessed additional retail sales tax of \$30,808 plus interest of \$4,914, totalling \$35,722. The 1995 comparative financial statements have been restated to reflect this assessment as well as 1996 opening retained earnings which has been reduced by \$35,722. Of the total assessed amount, \$18,841 is applicable to the 1995 fiscal year and has been charged to operations for that year. The balance of \$16,881 is applicable to the 1994 fiscal year and, accordingly, the 1995 opening retained earnings has been reduced by this amount.

5. BUSINESS TAX APPEAL

As a result of an Ontario Court judgment dated June 26, 1996, the board is not liable for business taxes. As a result of this decision, business taxes paid for fiscal year 1994 of \$40,750 will be refunded to the Board. In addition, business taxes accrued in the accounts of the Board for fiscal year 1995 of \$80,370 have been reversed. The 1995 comparative financial statements have been restated to reflect this judgment as well as 1996 opening retained earnings which have been increased by \$121,120. The \$40,750 refund applicable to the 1994 fiscal year has been reflected as an increase in the 1995 opening retained earnings.

6. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with current year's presentation.



A Scene from the Old Market – 1947

THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.
- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.
- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.
- Maintain a good working relationship with the wholesale tenants, growers and buyers.
- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.
- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.

A Group of Salesmen at the Old Market in 1930



The St. Lawrence Market Connecting Roof in 1947



THE ORIGINAL TENANTS IN 1954

WAREHOUSE LOCATIONS AT ONTARIO FOOD TERMINAL

A-Units		TELEPHONE NUMBERS		A-Units	
Dominion Citrus Co., Ltd.		Anspach, Geo. C. & Co., Ltd. . . . Clifford 9-5066		The White & Co., Ltd.	
Brown & Company		Bondi, S. Frank. Clifford 9-5029		S. Marlow & Co., Ltd.	
Scorsone Fruit Co.		Branson, W. D., Ltd.. Clifford 9-5081		P. Culotta & Co. Ltd.	
S. Sharf & Co., Ltd.		British Fruit Company. Clifford 9-6335		Mitchell Pacific Produce Co., Ltd.	
H. Shoom & Co., Ltd.		Brown & Company Clifford 9-5419		H. Kalles & Co., Ltd.	
Mac Fruit Co., Ltd.		Canada Packers, Ltd.. Clifford 9-5421		Geo. C. Anspach Co., Ltd.	
Hamilton Fruit & Prod.		Canadian Fruit & Produce Co. . . Clifford 9-5007		F. G. Lister & Co., Ltd.	
H. Levy & Son		Culotta P. & Co., Ltd.. Clifford 9-5034		Gordon Smith Produce	
Stronach & Sons, Ltd.		Dominion Citrus Co., Ltd. Clifford 9-5481		British Fruit Company	
W. D. Branson, Ltd.		Federal Fruit Co., Ltd.. Clifford 9-6317		Lenson Celery Hearts	
Manser Webb Company		Federal Distributors, Ltd. Clifford 9-6388		Veg Pak Produce Co.	
Canada Packers, Ltd.		Gamble Robinson, Ltd. Clifford 9-6301		C. G. Simpson, Ltd.	
Federal Fruit Co., Ltd.		Hamilton Fruit & Prod. Co., Ltd. Clifford 9-5037		J. Ursino & Company	
Federal Distributors		Hisey, S. & Son., Ltd. Clifford 9-5039		National Grocers, Ltd.	
Gamble Robinson, Ltd.		Kalles, H. & Co., Ltd.. Clifford 9-6351		Canadian Fruit & Prod.	
Restaurant		Jamieson Foods, Ltd. Clifford 1-5532		Ontario Produce Co., Ltd.	
B-Units		Lenson Celery Hearts, Ltd. Clifford 9-5471			
Gamble Robinson, Ltd.		Levy, H. & Son. Clifford 9-5403			
S. Hisey & Son, Ltd.		Lister, F. G. & Co., Ltd. Clifford 9-5409			
R. J. Polito & Co.		McArthur, Chas.. Clifford 1-4932			
Chas. McArthur		Mac Fruit Company, Ltd. Clifford 9-6357			
Power Food Markets, Ltd.		Manser Webb Company Clifford 9-5474			
H. Levy & Son		Marlow, S. & Co., Ltd. Clifford 9-5474			
S. Sharf & Co., Ltd.		Mitchell Pacific Prod. Co., Ltd. . Clifford 9-6311			
Jamieson Foods, Ltd.		National Grocers Co., Ltd. Clifford 9-6325			
		Ontario Produce Co., Ltd., The. . Clifford 9-6391			
		Polito, R. J. & Co. Clifford 9-5009			
		Power Super Markets, Ltd. Clifford 1-4601			
		Scorsone Fruit Company. Clifford 9-5407			
		Sharf, S. & Co., Ltd. Clifford 9-5075			
		Shoom, H. & Co., Ltd. Clifford 9-5091			
		Simpson, C. Gordon, Ltd. Clifford 9-6328			
		Smith, Gordon Produce, Ltd. . . . Clifford 9-5001			
		Stronach & Sons, Ltd. Clifford 9-5085			
		Ursino, J. & Company Clifford 9-6365			
		Veg Pak Produce Company Clifford 9-5471			
		White & Co., The Clifford 9-6354			

MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

RESTAURANTS

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32°F or 40°F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy. With this system, stalls are used in an efficient manner. Daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. **GROWER** – A person who sells only produce grown on his/her farm.
2. **ONTARIO/DEALER** – A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. **CANADIAN/DEALER** – A person who sells produce grown in Ontario as well as other parts of Canada.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far south as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board Office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1996

NUMBER OF PAID ENTRIES* 29,080 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 3,200 daily paid entries 35,000 leaseholders*

*stall use by farmer's market tenants

COLD STORAGE 6,444,429 number of pieces received

TONNAGE 842,000 TONS

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from specialty Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers' purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, restaurants, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS' MARKET LEASEHOLDERS

Stall	Leaseholder	Grower/Dealer	Period	Stall	Leaseholder	Grower/Dealer	Period
119	Gaetano's Green	Ont. Dealer	Annual	168	B & M Saliba	Grower	Annual
120	Pineholm Farms	Ont. Dealer	Annual	169	Flamboro Garden Pr.	Grower	Annual
120 A	Pineholm Farms	Ont. Dealer	Annual	170	Flamboro Garden Pr.	Grower	Annual
121	Pineholm Farms	Ont. Dealer	Annual	171	D. Grisonich	Grower	Annual
122	Louis Kolonics	Grower	Annual	172	Frank Falbo	Grower	Annual
123	Louis Kolonics	Grower	Annual	173	Warner Farms	Grower	Fall
124	Charles Tannous	Ont. Dealer	Annual	174	R. Singh	Grower	Annual
125	Charles Tannous	Ont. Dealer	Annual	175	J.D. Saliba	Grower	Annual
126	Lakeshore Produce	Ont. Dealer	Annual	176	Simply Fresh	Ont. Dealer	Annual
127	Sam Elias	Ont. Dealer	Annual	177	Beanhaven Farms	Grower	Fall
128	Louis Fracchioni	Ont. Dealer	Annual	180	Streef Produce	Cdn. Dealer	Annual
129	Antoine Peters	Ont. Dealer	Annual	181	Streef Produce	Cdn. Dealer	Annual
130	Transway Produce	Ont. Dealer	Annual	182	Caledon Produce	Grower	Annual
131	Leo Visser	Ont. Dealer	Annual	183	Caledon Produce	Grower	Annual
132	Leo Visser	Ont. Dealer	Annual	184	Walnut Valley Farm	Grower	Fall
133	Paul Thomas	Ont. Dealer	Annual	184	Walter Blyleven	Grower	Spring
134	Paul Thomas	Ont. Dealer	Annual	185	Wiley Bros. Farms	Grower	Annual
135	Neil Groenewegan	Cdn. Dealer	Annual	186	Salem Farm Ltd.	Grower	Annual
136	Neil Groenewegan	Cdn. Dealer	Annual	210	Frank Kukovica	Grower	Annual
137	Neil Groenewegan	Cdn. Dealer	Annual	211	Sun Garden '87	Grower	Annual
138	Louis Aziz	Ont. Dealer	Annual	212	John Lum	Grower	Annual
139	Louis Aziz	Ont. Dealer	Annual	213	Happy Chung	Grower	Annual
140	B & J Zakaria Produce	Ont. Dealer	Annual	214	W. Scotch	Grower	Annual
141	Antonio Martins	Grower	Annual	215	W. Scotch	Grower	Annual
142	Gerry & Irena Veens	Grower	Annual	216	P. Fasullo	Grower	Annual
143	James Prins	Grower	Annual	217	A. Gammicchia	Grower	Annual
144	Scarfile Produce	Ont. Dealer	Fall	218	Sunny Ing	Grower	Annual
145	J.R. Philbrick	Grower	Annual	219	Blue River Farm	Grower	Annual
146	Ted Lizak	Grower	Fall	220	Wings Farm	Grower	Annual
146	Marshview Grnhouses	Grower	Spring	221	Hock Yee Wong	Grower	Annual
147	Ted Lizak	Grower	Fall	222	Green Valley Farm	Grower	Annual
147	Wong Yuk Sung	Grower	Spring	223	Green Valley Farm	Grower	Annual
148	Ed Sobkowich	Grower	Annual	224	Green Valley Farm	Grower	Annual
149	Koornneef Produce	Ont. Dealer	Annual	225	Chows Farm	Grower	Annual
150	Koornneef Produce	Ont. Dealer	Annual	226	Chows Farm	Grower	Annual
151	Don Suttons	Grower	Annual	227	Eddy Chow	Grower	Annual
152	Stan Sobkowich	Grower	Fall	228	Jan Hing Farm	Grower	Annual
153	Komienski Farms	Grower	Annual	229	Jan Hing Farm	Grower	Annual
154	Komienski Farms	Grower	Annual	231	Art Lee	Grower	Annual
155	Omar Farms	Grower	Annual	232	Art Lee	Grower	Annual
156	Omar Farms	Grower	Annual	233	Lukilee Farm	Grower	Annual
157	J Tiveron & Sons	Ont. Dealer	Annual	234	Lukilee Farm	Grower	Annual
158	J Tiveron & Sons	Ont. Dealer	Annual	235	Gee Young	Grower	Annual
159	Walter Ivanchuk	Grower	Fall	236	Norman Young	Grower	Annual
160	Raymond Ranjit	Grower	Annual	237	Zamecnik (EZ Grow)	Ont. Dealer	Annual
161	James Cerasani	Ont. Dealer	Annual	238	John Barth	Grower	Annual
162	T & D Pettit	Grower	Annual	239	Nardina Pappani	Grower	Annual
163	Teddy Eng	Grower	Annual	240	L. Borean	Grower	Annual
164	R & E Kowalik	Grower	Fall	241	Just Bouquets	Cdn. Dealer	Annual
164	M. Saliba	Grower	Spring	242	Atkinson Bros.	Grower	Annual
165	A. Saliba	Grower	Annual	243	J. Digirolamo Farm	Grower	Annual
166	Grant Hyde	Grower	Annual	244	Pinky Dean Farms	Grower	Annual
167	Joseph Saliba	Grower	Annual	245	Gatto Flowers	Cdn. Deal	Annual

FARMERS' MARKET LEASEHOLDERS

Stall	Leaseholder	Grower/Dealer	Period	Stall	Leaseholder	Grower/Dealer	Period
246	J & T Kwarcianny	Grower	Annual	342	A. Delean	Grower	Annual
247	Andre Caietta	Grower	Annual	343	Steve Fett	Grower	Annual
248	Hillview Gardens	Grower	Annual	344	Stefon Fett	Grower	Annual
249	S. Cipponeri	Grower	Annual	345	R.H. Tigchelaar	Grower	Annual
250	Keith Laurensen	Grower	Annual	346	Nyland Grnhouses	Ont. Dealer	Annual
251	The Greenhouse	Grower	Annual	347	Westbrook Grnhouses	Cdn. Dealer	Annual
252	Enrico Piattelli	Grower	Annual	348	J. Sosnicki	Grower	Annual
253	Harry Tyios	Grower	Annual	349	Peter Fisher	Grower	Annual
254	L & D Ferragina	Grower	Annual	350	Vanderburgh Farms	Grower	Annual
255	Alberto Naso	Grower	Annual	351	Vanderburgh Farms	Grower	Annual
256	Paul Pistritto	Grower	Annual	352	John Laurensen	Grower	Annual
257	Hildreth Farms	Grower	Annual	353	John Laurensen	Grower	Annual
258	Manual Goulart	Grower	Annual	354	Domenic Defilippis	Grower	Fall
259	Stanley Vasarajs	Grower	Annual	355	Nyland Wholesale	Cdn. Dealer	Annual
260	Vince Maiorano	Grower	Annual	356	P. Vanderdussen	Grower	Annual
261	Vince Maiorano	Grower	Annual	357	Zomer Bros Grnhouses	Grower	Annual
262	Grassie Produce	Grower	Annual	358	Wm. Elliot & Sons	Grower	Annual
263	Millgrove Orchards	Grower	Annual	359	Donald Elliot	Grower	Annual
264	Sarkis Jarbour	Grower	Annual	360	Spring Valley Gdns	Grower	Annual
265	Nirmal Jauhal	Grower	Annual	361	Louis Debono	Grower	Annual
310	Louis Deli	Ont. Dealer	Annual	362	Joseph Mahe	Grower	Annual
311	Ferdinando Loffredo	Grower	Annual	363	Burford Grnhouses	Grower	Annual
312	Egon Bunk	Ont. Dealer	Annual	364	Joe Skoblenick	Grower	Fall
313	Egon Bunk	Ont. Dealer	Annual	364	J. Knipfel	Grower	Spring
314	Sharples Grnhouses	Ont. Dealer	Annual	365	H. Dekker Ltd.	Grower	Annual
315	Magalas Produce	Grower	Fall	410	Tom Kocsis	Grower	Fall
315	Bokestin Grnhouses	Grower	Spring	410	Van Vliet Bros.	Grower	Spring
316	Spiro Vincic	Grower	Annual	411	Geo. Boncheff	Grower	Annual
317	Overholt Orchards	Grower	Annual	412	Geo. Boncheff	Grower	Annual
318	V. Distefano	Grower	Annual	413	B & J Johnston	Grower	Annual
319	Cherry Ave. Farms	Grower	Fall	414	Walter Senko	Grower	Fall
319	David Steele	Grower	Spring	414	P. Ravensbergen	Grower	Spring
320	Myers Fruit Farm	Grower	Annual	415	P. Ravensbergen	Grower	Annual
321	L. Zicari	Grower	Annual	416	Jack Kralt & Son	Grower	Annual
322	P.A. Clarkson	Grower	Annual	417	Cliff Turner	Grower	Annual
323	P.A. Clarkson	Grower	Annual	418	Wayne Duesling	Grower	Annual
324	David Taylor	Grower	Annual	419	Valk Greenhouses	Grower	Annual
325	Karl Gorecki	Grower	Annual	420	John DeVries	Ont. Dealer	Annual
326	W. Cudmore	Grower	Annual	421	Gladys Jean Stys	Grower	Fall
327	Paul Borcsok	Grower	Annual	421	John Reschner	Grower	Spring
328	Joe Van Dermarl	Ont. Dealer	Annual	422	Fred Stevens	Grower	Annual
329	Joe Van Dermarl	Ont. Dealer	Annual	424	Paul Vos Grnhouse	Grower	Annual
331	Jim McCarthy	Grower	Annual	425	Dutch Mill Gardens	Grower	Fall
332	Jim McCarthy	Grower	Annual	425	Staalduin Florist	Cdn. Dealer	Spring
333	Schurman Grnhouses	Grower	Annual	426	Mario Palumbo	Grower	Annual
334	J. Goetz & Son	Grower	Annual	427	Peter Ferragine	Grower	Annual
335	J. Goetz & Son	Grower	Annual	428	Rosario Riga	Grower	Annual
336	Gerald Engberts	Ont. Dealer	Annual	429	Tony Smyrechinsky	Grower	Annual
337	Allberry Farms	Grower	Annual	430	Frank Krizay	Grower	Fall
338	Fred Obrist	Grower	Annual	430	Just Bouquets	Cdn. Dealer	Spring
339	Millgrove Grnhouses	Cdn. Dealer	Annual	431	Vandergrift Whsle	Cdn. Dealer	Annual
340	Sy's Flowers	Cdn. Dealer	Annual	432	C. Vanderhoeven	Grower	Annual
341	Martin Juras	Grower	Annual	433	W. Ytsma	Grower	Annual

FARMERS' MARKET LEASEHOLDERS

Stall	Leaseholder	Grower/Dealer	Period	Stall	Leaseholder	Grower/Dealer	Period
434	Peter Wildhagen	Grower	Annual	532	Lehmans Farm	Grower	Annual
435	Chas Vandenbroek	Grower	Annual	533	Lehmans Farm	Grower	Annual
436	Don Rusling	Ont. Dealer	Annual	534	Steve Nemeth	Grower	Annual
437	Andres & Pauline Medynski	Grower	Fall	535	Steve Nemeth	Grower	Annual
438	Bradford Gnhouse	Grower	Annual	536	Boots Farms	Grower	Annual
439	Mary Srebnik	Grower	Annual	537	John Gorozo	Grower	Annual
440	Creekside Gardens	Grower	Annual	538	Harry Voogt Gnhouse	Grower	Annual
441	Kristian Sorensen	Grower	Annual	539	Bruno Domio	Grower	Fall
442	Murray Colwell	Grower	Annual	539	Gregory Greenhouses	Grower	Spring
443	Hollo-Maple Farms	Grower	Annual	540	Wayne Komienksi	Grower	Annual
444	Anton Folmeg	Grower	Annual	541	Mario Pendola	Grower	Annual
446	Steve Skoblenick	Grower	Fall	542	Peter Shabatura	Grower	Annual
446	Scott St. Gnhouses	Grower	Spring	543	Ditsh Greenhouses Inc.	Grower	Annual
447	Tony Lukezic	Grower	Annual	544	Ed Schnitzer	Grower	Fall
448	Terry Shaw	Grower	Fall	610	Al Lambert	Grower	Annual
448	Zomer Gardens	Grower	Spring	611	Jose Ferreira	Grower	Annual
449	Charles Gomes	Grower	Fall	612	Bruno Skubel	Grower	Fall
449	Ray Van Elsander	Grower	Spring	612	Harry Vanegmond	Grower	Spring
450	David Costello	Grower	Annual	613	Nabhan Ubeid	Grower	Annual
451	Teresa Piazza	Grower	Annual	614	Mrs. Sigrid Zimmerman	Grower	Fall
504	Dick Wolfert	Ont. Dealer	Annual	614	Pete's Perennials	Grower	Spring
505	Dick Wolfert	Ont. Dealer	Annual	615	George Demianiw	Grower	Fall
506	Ron Mandryk	Grower	Annual	615	Moe's Gnhouses	Grower	Spring
507	G & E Fakette	Grower	Annual	616	Kevin Miles	Grower	Fall
508	Henry Kacmarski	Grower	Fall	616	Moe's Gnhouses	Grower	Spring
508	Hans Itten	Grower	Spring	617	Walter Sroka	Grower	Fall
509	John Murre	Grower	Annual	617	Broadway Garden	Grower	Spring
510	John Hudec	Grower	Annual	618	Donald Durham	Grower	Annual
511	Michael Konkle	Grower	Annual	619	Paul Holubowsky	Grower	Fall
512	Hal Phillip	Grower	Annual	619	Scharringa Gnhouse	Grower	Spring
513	Loffredo Fruit Farms	Grower	Annual	620	Ed Schlosser	Grower	Fall
514	Dennis Davis	Grower	Fall	620	Scharringa Gnhouse	Grower	Spring
515	Shing Fong Farms	Grower	Annual	621	John Rusyn	Grower	Fall
516	Lun Sang Farms	Grower	Annual	621	Dutch Mill Gardens	Grower	Spring
517	Kai Yen Cho	Grower	Annual	622	Frank Pohorly	Grower	Fall
518	Sue Brothers	Grower	Annual	622	Ben Vellekoop Gn.	Grower	Spring
519	Cho Shee Wan	Grower	Annual	623	Albert Lovshin	Grower	Fall
520	Salvatore Gaetano	Grower	Annual	623	Ben Vellekoop Gn.	Grower	Spring
521	Julius Jagodics	Grower	Annual	624	E. & S. House	Grower	Annual
522	Julius Jagodics	Grower	Annual	625	Joseph Sgambelluri	Grower	Annual
524	Macri Farms	Grower	Fall	626	J. & R. Produce	Grower	Fall
524	Rocco Cacciola	Grower	Spring	626	A.V. Greenhouse	Grower	Spring
525	Bodhan Lachowsky	Grower	Fall	627	Mirko Kralj	Grower	Fall
525	Colonial Florists	Grower	Spring	627	A.V. Greenhouse	Grower	Spring
526	Peter Bourak	Grower	Fall	628	Sebastian Saraiva	Grower	Fall
526	Colonial Florists	Grower	Spring	628	J. Posavad	Grower	Spring
527	Otto Mertens	Grower	Fall	629	Horbach's Farms Gr.	Grower	Spring
527	Colonial Florists	Grower	Spring	629	John Lubinsky	Grower	Fall
528	Wayne Welsh	Grower	Annual	630	Bernhard Ternes	Grower	Annual
529	Les Medve & Sons	Grower	Annual	632	Joseph Tchorek	Grower	Annual
530	Les Medve & Sons	Grower	Annual	633	Samuel Tilstra	Grower	Annual
531	Cave Spring Orchards	Grower	Fall	634	Frank Busch	Grower	Annual
531	Nicol Florists	Grower	Spring	635	New Style Gardening	Grower	Annual

FARMERS' MARKET LEASEHOLDERS

Stall	Leaseholder	Grower/Dealer	Period	Stall	Leaseholder	Grower/Dealer	Period
636	North End Gardens	Grower	Annual	730	Tintern Gardens	Grower	Annual
637	Tadeusz Kalabas	Grower	Annual	732	Skarja Gnhouses	Grower	Annual
638	Adrian Van Elswyck	Grower	Annual	733	Green Acres Grnhouse	Grower	Annual
639	John Pendola	Grower	Annual	734	Maple Lane Farms	Grower	Annual
640	W.E. McConkey & Son	Grower	Annual	735	Mark Kozicki	Grower	Fall
641	Michael Kemeny	Grower	Annual	735	W & T Mushroom Ltd.	Grower	Spring
642	Stanley Lament	Grower	Fall	736	Verrips Greenhouses	Grower	Annual
642	Harry Vanderkooy	Grower	Spring	737	Su's Mushroom	Grower	Annual
643	G. Monteforte	Grower	Annual	738	Johannes Tool	Grower	Annual
644	Joe Sroka	Grower	Fall	739	Mario Vegetable Farm	Grower	Fall
644	Sunshine Express	Grower	Spring	739	Wains Greenhouse	Grower	Spring
645	Boz Toic Jr.	Grower	Fall	740	Edward Kabara	Grower	Annual
645	Dodd's Greenhouse	Grower	Spring	741	Hall's Fruit Farm	Grower	Annual
646	John Marques	Grower	Annual	742	Birk Farms	Grower	Annual
647	Mike Holowatyj	Grower	Fall	743	Lorenzo Dionis	Grower	Fall
647	Central Greenhouse	Grower	Spring	743	Corrie Perennials	Grower	Spring
648	Peter Hurkens	Grower	Fall	744	Henry Vos	Grower	Spring
648	Garden City Gnhouse	Grower	Spring	745	John & Maria Oliveira	Grower	Fall
649	Willy Naka	Grower	Annual	745	Slappendel Grnhouses	Grower	Spring
650	Stanley Urysz	Grower	Fall	746	Charles Emre	Grower	Annual
650	Flowerhill Farms	Grower	Spring	747	John Langendoen	Grower	Annual
651	Gurnham Singh	Grower	Annual	748	Woodbridge Veg Farm	Grower	Annual
710	H&G Schouwenaar	Grower	Fall	750	Thomas Kozak & Sons	Grower	Annual
710	Brock Greenhouses	Grower	Spring	810	John Hotner	Grower	Annual
711	Mike Shisko	Grower	Annual	811	George Mannone	Grower	Annual
712	W. Tuczapski	Grower	Annual	812	Salvatore Puglisi	Grower	Annual
713	Natale Boccalon	Grower	Annual	813	David Deli	Grower	Annual
714	Vince Burgio	Grower	Fall	814	David Steele	Grower	Fall
714	Jordan Greenhouse	Grower	Spring	814	Bloomsburg Gnhouses	Grower	Spring
715	Brian Lamarche	Grower	Spring	815	Wayne Garnham	Grower	Fall
715	George Trostenko	Grower	Fall	815	J. Enderlein	Grower	Spring
717	Uptown Farm Produce	Grower	Annual	816	Jack Hildreth	Grower	Annual
718	Frank Poole	Grower	Fall	817	Jim Hildreth	Grower	Fall
718	Jimmy Parker	Grower	Spring	817	Arie Vander Knyff	Grower	Spring
719	Ted Vanderkaay	Grower	Spring	818	Sitko Farms	Ont. Dealer	Fall
720	Gordon Dachuk	Grower	Fall	818	Arie Vander Knyff	Grower	Spring
720	Dorchester Rose Nursy	Grower	Spring	819	Henry & Nick Peters	Grower	Annual
721	Carlos Meleca	Grower	Fall	820	Arthur Taylor	Grower	Fall
721	Rudy Posavad	Grower	Spring	820	Sunnyside Flowers	Grower	Spring
722	Stan Sniegocki	Grower	Fall	821	The Mill Open Air Mkt.	Grower	Annual
722	T & A Greenhouse	Grower	Spring	822	Woodland Gnhouses	Grower	Annual
723	James Bay Fruit	Ont. Dealer	Fall	823	Peter Kozak	Grower	Fall
723	Postmas Greenhouse	Grower	Spring	823	Jeltje Latour	Grower	Spring
724	R. Woolridge	Grower	Annual	824	Wayne Howard	Grower	Annual
725	Serge Szockyj	Grower	Fall	825	Giuseppe Puglisi & Son	Grower	Annual
725	Midway Farm	Grower	Spring	826	Balfour Gnhouses	Grower	Spring
726	Jamie Delima	Grower	Fall	827	David White	Grower	Annual
726	Northview Gnhouses	Grower	Spring	828	William Laurensen	Ont. Dealer	Annual
727	Pauline & Nick Tybin	Grower	Fall	829	Yvonne Hansler	Grower	Annual
727	Dennis Kowaluk	Grower	Spring	830	Harold Pohorly	Grower	Annual
728	Ben Veldhuis Ltd.	Grower	Annual	832	D. Degelder	Grower	Spring
729	Joseph Lach	Grower	Fall	833	Stan Szatrowski	Grower	Annual
729	R&W Walgrave Gnhouse	Grower	Spring	834	Angela Klaric	Grower	Annual

FARMERS' MARKET LEASEHOLDERS

Stall	Leaseholder	Grower/Dealer	Period	Stall	Leaseholder	Grower/Dealer	Period
835	Lennox Farm	Grower	Annual	1002	Storehouse Farms	Grower	Annual
836	Joe Vander Kooi	Grower	Annual	1003	J. Schouwenaar	Grower	Fall
837	Banks Gardens	Grower	Fall	1003	Les Van Egmond Grnhs.	Grower	Spring
837	Swaerdens & Sons Gn.	Grower	Spring	1004	Wijnker Farms	Grower	Fall
838	Ivan Milicic	Grower	Annual	1005	Jeff Wilson	Grower	Annual
839	Rob Haakman	Grower	Fall	1006	Niagara Holland Nurs.	Grower	Annual
839	J. Voskamp	Grower	Spring	1007	Peter G. Sjoerdsma	Grower	Fall
840	John Reschner	Grower	Fall	1007	Wye Nurseries Ltd.	Grower	Spring
840	Carlo Meleca	Grower	Spring	1008	John den Boer	Grower	Annual
841	A. Layter	Grower	Fall	1009	Lee's Orchard	Grower	Fall
841	Rob Haakman	Grower	Spring	1009	Nyland Bedding Plants	Grower	Spring
842	A.B. Jackson & Son	Grower	Fall	1010	Wentworth Mushrms.	Grower	Annual
842	Allan Scott Gnhouse	Grower	Spring	1011	Country Herbs	Grower	Annual
843	Economy Farmer's Mkt.	Grower	Annual	1012	Ed Bohonos	Grower	Fall
844	Fern Lea Flowers	Grower	Annual	1012	Silver Lake Grnhs.	Grower	Spring
910	Stan & Henry Kukielka	Grower	Annual	1013	Pino Celebre	Ont. Dealer	Fall
911	Adrian Van Elswyk Jr.	Grower	Annual	1013	Lockview Greenhouse	Grower	Spring
912	Oscar Havelszky	Grower	Annual	1015	Couwenholm Farms Ltd.	Grower	Annual
913	H. Ostromecki	Grower	Annual	1016	Amherst Greenhouses	Grower	Annual
914	Bianchi Bros.	Grower	Annual	1017	Fenwick Flowers Ltd.	Ont. Dealer	Annual
915	John & Mary Shabatura	Grower	Annual	1018	C. Elia Farms	Grower	Fall
916	Vincent Turco	Grower	Annual	1018	Nanticoke Greenhouse	Grower	Spring
917	Grasskamp Family Egg	Ont. Dealer	Annual	1019	R.D. Fieldgrown Perennials	Grower	Annual
918	Felix Furmanek	Grower	Annual	1020	Donato Sabadin	Grower	Fall
919	George Schouwenaar	Grower	Spring	1020	Heidaway Gnhouses	Grower	Spring
920	Sunflowers	Grower	Annual	1022	Vangeest Gardens	Grower	Annual
921	G & P Vegetable Farm	Grower	Annual	1023	Joseph Tarnowski	Grower	Fall
922	Freskiw Farms	Grower	Annual	1023	Jerzy Empel	Grower	Spring
923	Konik Farms	Grower	Annual	1025	Edward Debono	Grower	Annual
924	Joseph Tasca	Grower	Annual	1029	Norfolk Fruit Growers	Ont. Dealer	Annual
926	Joseph Benedetto	Grower	Annual	1032	Val Csets	Grower	Fall
927	Joseph Pacholok	Grower	Annual	1033	D.J. Johnson & Son	Grower	Annual
928	Fred Bozek	Grower	Annual	1034	Ken Lagerwerf Gnhouse	Grower	Annual
929	Unsworth & Son Grnh.	Grower	Annual	1035	Sunny Ridge Growers	Grower	Annual
930	Peter Welsh	Grower	Fall	1036	Van Eck Greenhouses	Grower	Spring
930	Jordan Valley	Grower	Spring	1037	Clarence Smit Gnhouse	Grower	Annual
932	Dusan Vincic	Grower	Fall	1038	Joseph W. Elias	Ont. Dealer	Annual
932	Donald E. Herridge	Grower	Spring	1040	John Willms	Grower	Fall
933	Michael Maertens	Grower	Fall	1040	Waterfront Nurseries	Grower	Spring
933	John Degoey	Grower	Spring	1041	River Road	Grower	Fall
934	Mark Van Goethem	Grower	Annual	1041	Jonker Gnhouses	Grower	Spring
935	Hendrik Den Besten	Grower	Annual	1042	John Pol	Grower	Fall
936	Procyk Farms	Ont. Dealer	Fall	1042	Kemper Greenhouses	Grower	Spring
936	Albers Greenhouses	Grower	Spring	1043	Bob Heimbuch	Grower	Fall
937	Peter Van Brugge	Ont. Dealer	Annual	1043	Zwinkles Greenhouses	Grower	Spring
939	Rudy Werbicky	Grower	Annual	1044	G. Atkinson	Grower	Spring
940	Penner Farms	Grower	Annual	1045	Rice Road Gnhouses	Grower	Annual
941	Tony Gaetano	Ont. Dealer	Annual	1046	Denis Dauphinais	Grower	Fall
943	Barry & Debbie Davis	Grower	Annual	1046	Country Basket	Grower	Spring
1001	Gilbert Pedro	Grower	Annual				

WAREHOUSE LEASEHOLDERS

UNITS

SOUTH WING		A	B
1	Dominion Citrus & Drugs	102a, 102 104, 106 108	
2	Brostal Holdings Inc.	110	
3	Italian Produce	112	
4	Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5	United Produce Inc.	120a, 122	
6	Ontario Tree Fruits Ltd.	138, 140	
7	Stronach & Sons Ltd.	124, 126	
8	Lamantia & Russell Produce Ltd.	128, 130	
9	North American Produce Buyers Ltd.	132	
10	C. Charles & Co. (1973) Ltd.	134	
11	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
12	Gambles Produce Limited		142, 144 146
13	Dom Amodeo Produce Ltd.		148
14	Macap Produce Distributors Ltd.		150
NORTH WING			
15	White & Company, The	101a, 101 103	
16	Mel-O-Ripe Banana Brands Limited	105, 107	
17	Morris Brown & Sons Company Limited	109, 111	
18	King & Raphael, Toronto	113	
19	Provincial Fruit Co. Ltd.	115, 117 119	
20	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
21	Johnvince Foods Inc.	127, 129	
22	Mitchell Pacific (1992) Inc.	131	
23	Tomato King Ltd.	133, 135	
24	Canadian Fruit & Produce Co. Inc.	137	
25	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
26	Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
B-units are auxiliary units flanking the Cold Storage facilities.

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of the Leaseholders:

A.P.C. Fruit Specialty Corp.
Agriculture Canada
Austin & Masters Ltd.
B.C. Tree Fruits Limited
Bank of Montreal
Bradbro Produce 1990 Incorporated
Canadian Fruit & Produce Co. Inc.
M.L. Catania Co. Ltd.
P. Culotta & Co. Ltd.
Dominion Citrus & Drugs Ltd.
Eglinton Fine Foods Ltd.
Gallop Transportation Services
Gambles Produce Limited
Groenewegen and Sons
Impact Transportation Brokers
Kathgo Trading Co.
King & Raphael Toronto Limited
Knob Hill Farms
Kroft Investments
F.G. Lister & Co. Ltd.
G.A. Love Foods Inc.
Merit Truck Brokers
Morris Brown & Sons Company Limited
Nevard, Van Benthem & Wakeman
Brokerage Ltd.
North American Produce Buyers Ltd.
Ontario Ministry of Agriculture and Food
Ontario Potato Distributing Inc.
Ontario Produce Company
Ontario Tree Fruits Limited
Premium Brokers Inc.
Richard E. Ryan & Associates
Rite-Pak Produce Co. Ltd.
Rushour Traffic Limited
Select Agro Produce
Streef Produce Limited
Sunbelt Transportation Services
Sunkist Growers Incorporated
Tom Lange (Canada) Inc.
Toronto Wholesale Produce Association
United Produce Inc.
Veg-Pak Produce Company Ltd.
White & Co. Traffic Division

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
City Foods Produce Ltd.
Chiovitti Banana Company Ltd.

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

The Board Members in Fiscal 1995/1996 were

Gary Ireland, Chairman	Simcoe
Jeff Wilson, Vice-Chairman	Orton
Diane Baltaz	Guelph
Harold Brown	Toronto
Helen Lahti	Toronto
Peter McCarthy	Georgetown
Cameron Rundle	Brighton

C.E. Carsley, General Manager
I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
A. Kambo, Sgt. of Police
G. Westfall, C.A. Cold Storage Manager
G. Leo, Manager Management
Information Systems

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